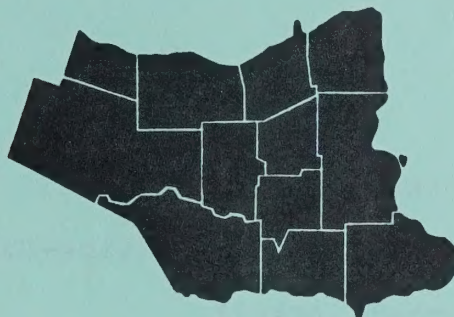




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Niagara



SOME INFORMATION ON THE NIAGARA REGION AND ITS PLANNING

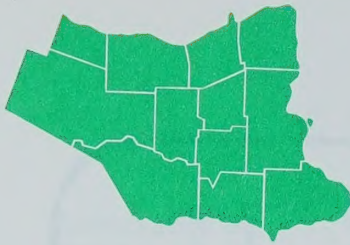
APRIL 1978

**Planning and Development Department
The Regional Municipality of Niagara**

REGIONAL NIAGARA
PLANNING AND DEVELOPMENT COMMITTEE
MEMBERSHIP 1977-78

Councillor Robert Bell (Chairman)
Councillor William Washnuk (Vice-Chairman)
Councillor Robert Arkell
Councillor George Bukator
Councillor Girve Fretz
Councillor M. F. (Red) Hatch
Councillor Russell High
Councillor Clifford Hodgkins
Councillor William Smeaton
Councillor Warren Wiley

Niagara



Planning and Development Department

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Government
Publications

SOME INFORMATION ON
THE NIAGARA REGION
AND ITS PLANNING

APRIL 1978

Figure 1 Location

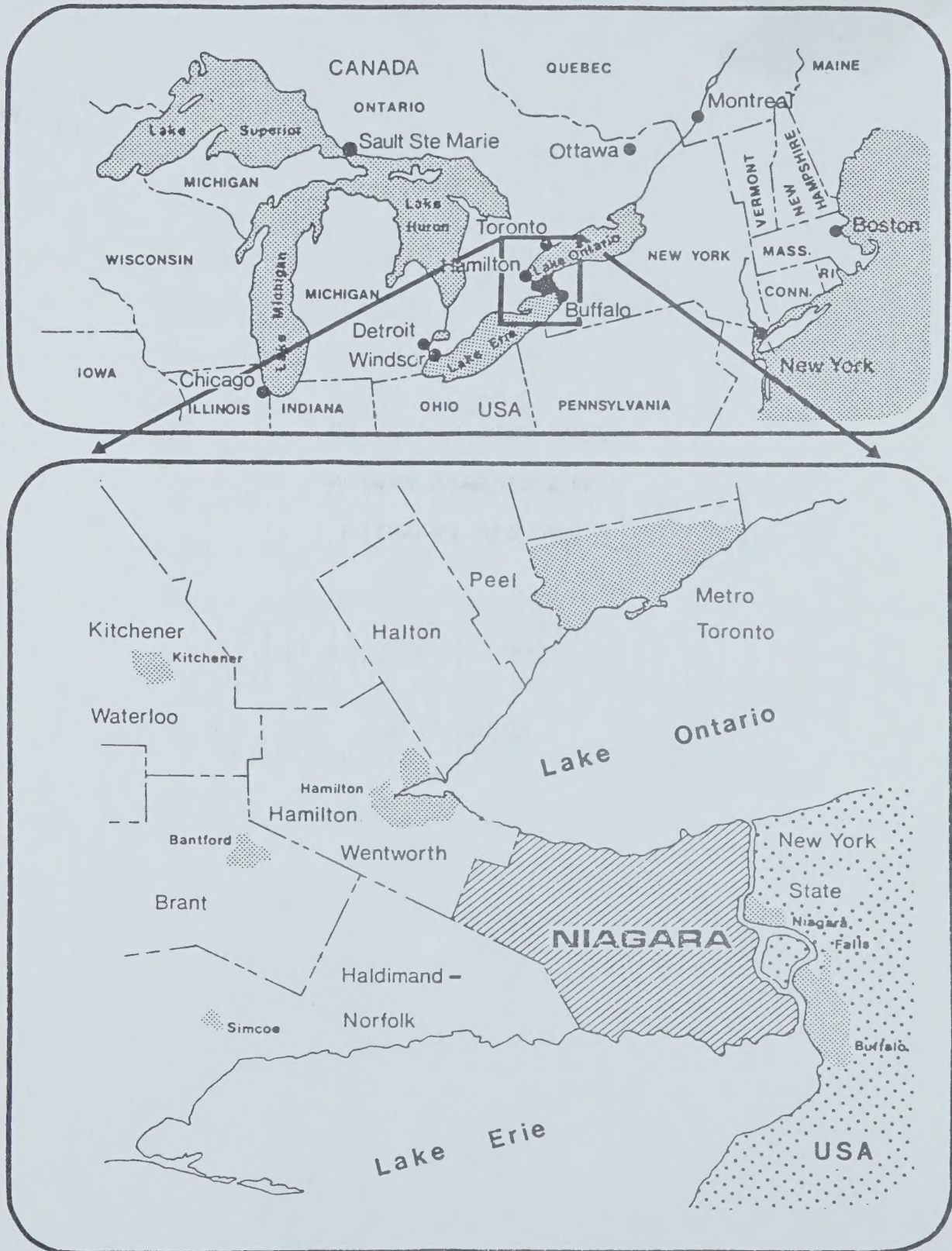


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Chapter 1 - Planning Our Living Environment

Planning is for people! This makes it a challenging task since it involves individual desires, community needs and future options. When all three are complementary the way is clear but more often there are conflicts between individual desires and the community's needs. For example, occasional severances may fulfil the desires of individual land owners but their effect on agriculture and the likelihood of future needs for public investments for services should also be weighed.

The Niagara Region contains many admirable physical and social features. These include Niagara Falls, the Niagara Escarpment, the Great Lakes' shorelines, historical sites and a variety of urban settings. However their benefits are neither automatically forthcoming nor available forever. As another example, public action was needed before the turn of the century to ensure that Niagara Falls would continue to be a public asset, freely available to the public in an attractive setting. If planning is well done, it should recognize and provide for the best use of such physical and social features.

The future of the Niagara Region is being shaped daily. The Niagara Region, through the Policy Plan, has set out objectives directed towards a sound use of resources and an appealing living environment. The economic, social and physical objectives can be achieved if they are used to guide the decisions shaping the Region today and if implementing programmes are developed for them. This will require continuing work and effort in areas such as:

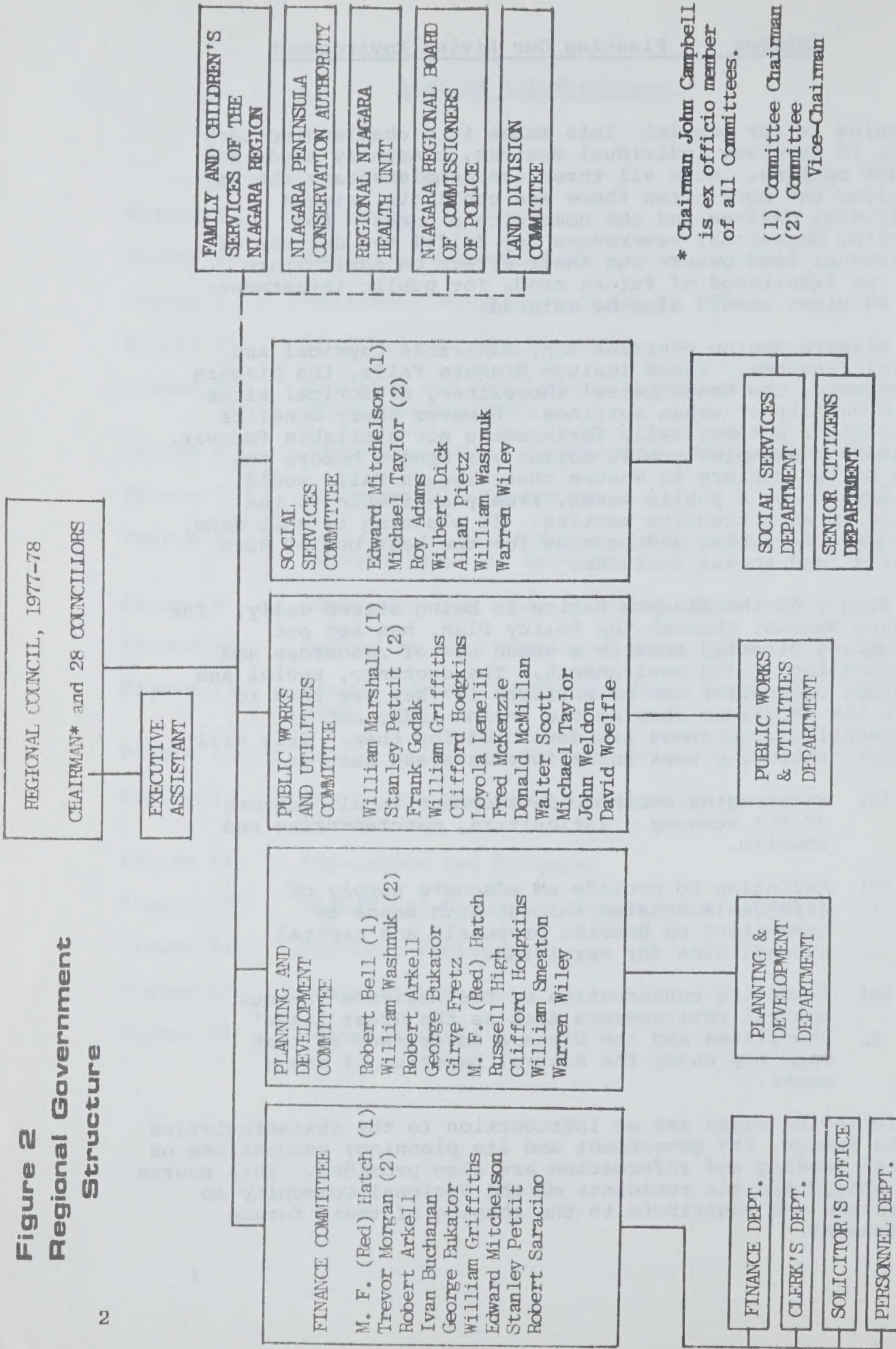
- (a) Encouraging economic development in all sectors of the economy - agriculture, manufacturing and tourism.
- (b) Assisting to provide an adequate supply of affordable housing through such means as commenting on housing proposals and capital expenditures for servicing.
- (c) Promoting conservation of the Region's various natural environments such as the Great Lakes' Shorelines and the Niagara Escarpment so that many may enjoy the natural benefits of these areas.

The following pages are an introduction to the characteristics of the Region, its government and its planning; suggestions on further reading and information are also provided. This source book should aid the residents of the Regional Community to understand and contribute to the shaping of their future environment.

Figure 2

Regional Government Structure

2



* Chairman John Campbell is ex officio member of all Committees.

(1) Committee Chairman
(2) Committee Vice-Chairman

Chapter 2 - Government and Administration

The Regional Municipality of Niagara was incorporated in 1970 under authority of The Regional Municipality of Niagara Act. It was established by the Province of Ontario as part of a local government reorganization programme undertaken to provide a broad base for directing urban development, providing required infra-structure, delivering integrated region-wide services, implementing co-ordinated planning and financing programmes and improving controls over the quality of the urban and rural environment.

The Region is a combination of the two former Counties of Lincoln and Welland as well as the four separated cities of Niagara Falls, St. Catharines, Welland and Port Colborne. The 26 municipalities prior to the Region were reduced through amalgamation to 12 municipalities effective January 1, 1970.

The Region has an area of 719 square miles. It lies at the tip of the Niagara Peninsula bounded on the north and south by Lakes Ontario and Erie while the Niagara River and world-famous Niagara Falls form its eastern boundary separating it from the State of New York. To the west and north is the urban industrial heartland of Ontario including the cities of Hamilton and Toronto.

The Regional government is the upper tier of a two-tier system of local government while the area municipalities comprise the lower tier. The concept and organization of Regional government is based upon the principle that each level of government should be responsible for those services which it can provide most efficiently. Responsibilities of the Region include matters of common concern to the area municipalities such as planning, the production and wholesale distribution of water, bulk sewage collection and treatment, police, Regional roads, health, welfare and finance. The area municipalities are responsible for local planning, local roads, retail distribution of water, local collection of sewage, storm drainage, fire protection, transit, parks, recreation, libraries and the collection and disposal of garbage.

The governing body of the Region is the Regional Council. It is composed of 29 members including the Chairman, the heads of Council of 12 area municipalities and 16 other members who are elected directly by general vote within the larger municipalities.

The Regional Council elects its Chairman from among its members or any other person. The Council has a two year term of office with the present term expiring on December 31, 1978. Each member on Council has one vote except the

Chairman who may only vote in the event of a tie.

The number of seats on Regional Council held by representatives of each area municipality was established by the Regional Niagara Act. The following table lists the area municipalities with the respective populations and Regional Council representation:

<u>Area Municipality</u>	<u>Population*</u>	<u>Regional Council Representative</u>		
		<u>Head of Council</u>	<u>General Vote</u>	<u>Total</u>
City of St. Catharines	124,462	1	5	6
City of Niagara Falls	70,097	1	3	4
City of Welland	45,248	1	2	3
City of Port Colborne	19,816	1	1	2
City of Thorold	14,812	1	1	2
Town of Fort Erie	23,599	1	1	2
Town of Grimsby	15,289	1	1	2
Town of Niagara-on-the-Lake	12,121	1	1	2
Town of Lincoln	14,493	1	1	2
Town of Pelham	10,480	1		1
Township of Wainfleet	6,063	1		1
Township of West Lincoln	9,574	1		1
Regional Chairman				1
Totals	366,054	12	16	29

* 1977 Assessed Population

The Region of Niagara operates using the Council-Committee system of government. At the beginning of each Council term, the Regional Council determines the Chairman, Vice-Chairman and the members of its four Standing Committees. Total membership of these Standing Committees, including the Regional Chairman who is an ex officio but voting member of each Committee, is as follows: Finance - 10, Public Works and Utilities - 13, Social Services - 8, and Planning and Development - 11. Each Standing Committee has special purpose sub-committees.

The Regional Council also appoints its members to other key boards and commissions within the Region, such as the Board of Commissioners of Police, Regional Niagara Health Unit, Family and Children's Services of the Niagara Region, Niagara Parks Commission, Niagara Peninsula Conservation Authority and Hospital Boards.

A Land Division Committee consists of 12 non-Council members appointed by the Regional Council to approve severances of parcels of land.

The major departments of the Region are: Public Works and Utilities, Finance, Social Services, Senior Citizens and Planning and Development. Regional department heads report directly to the appropriate Standing Committee. In addition, the Regional Police Force, Family and Children's Services, the Health Unit, and Niagara Peninsula Conservation Authority operate through semi-autonomous boards with an annual budget submission to Regional Council for approval.

**Figure 3 Political Boundaries
Prior to 1970**

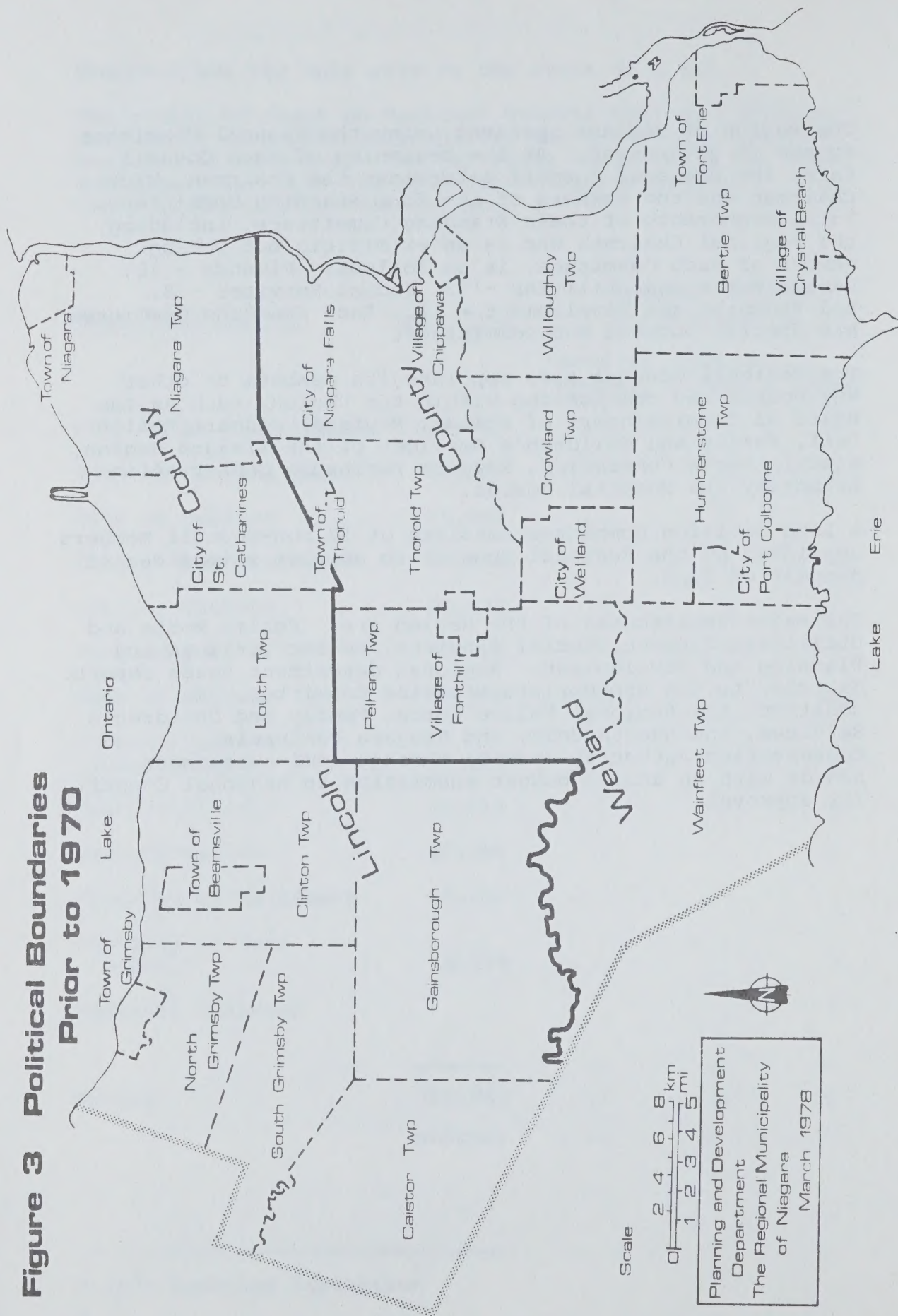
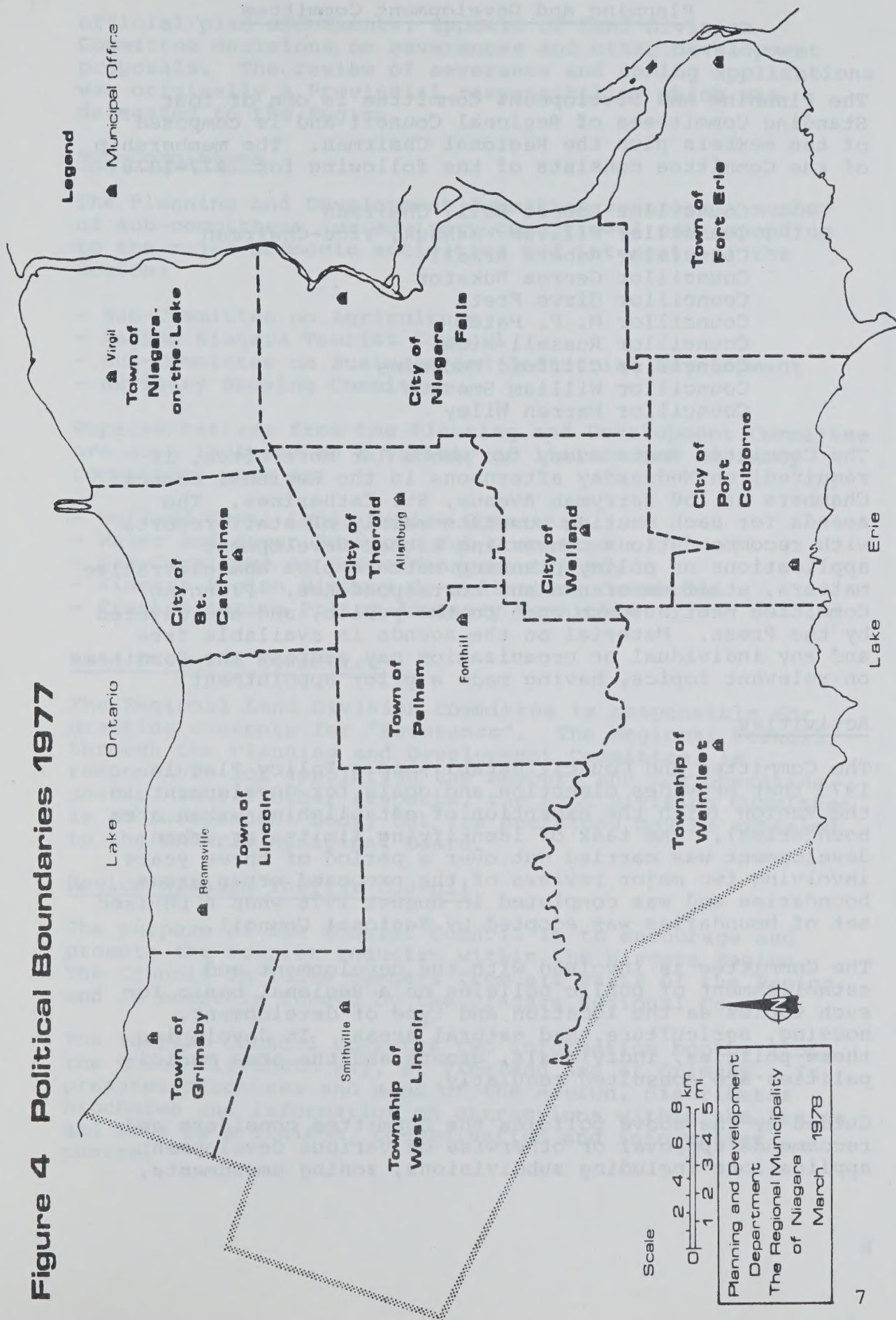


Figure 4 Political Boundaries 1977



Scale

0 1 2 3 4 5
km
mi

Planning and Development
Department
The Regional Municipality
of Niagara
March 1978

Chapter 3 - Regional Niagara Planning and Development Committee

The Planning and Development Committee is one of four Standing Committees of Regional Council and is composed of ten members plus the Regional Chairman. The membership of the Committee consists of the following for 1977-1978:

Councillor Robert Bell, Chairman
Councillor William Washnuk, Vice-Chairman
Councillor Robert Arkell
Councillor George Bukator
Councillor Girve Fretz
Councillor M. F. Hatch
Councillor Russell High
Councillor Clifford Hodgkins
Councillor William Smeaton
Councillor Warren Wiley

The Committee meets every two weeks (or more often, if required) on Wednesday afternoons in the Regional Council Chambers at 150 Berryman Avenue, St. Catharines. The agenda for each meeting consists mainly of staff reports with recommendations concerning either development applications or policy planning matters plus administrative matters, staff memoranda and correspondence. Planning Committee meetings are open to the public, and are covered by the Press. Material on the agenda is available free and any individual or organization may address the Committee on relevant topics, having made a prior appointment.

Activities

The Committee and Council established a Policy Plan in 1973 that provides direction and goals for development in the Region (with the exception of establishing urban area boundaries). The task of identifying limits for urban development was carried out over a period of three years involving two major reviews of the proposed urban areas boundaries and was completed in August 1976 when a revised set of boundaries was adopted by Regional Council.

The Committee is involved with the development and establishment of public policies on a Regional basis for such topics as the location and type of development, housing, agriculture, and natural areas. In developing these policies, individuals, groups and the area municipalities are consulted regularly.

Guided by the above policies the Committee considers and recommends approval or otherwise of various development applications including subdivisions, zoning amendments,

official plan amendments, appeals of Land Division Committee decisions on severances and other development proposals. The review of severance and zoning applications was originally a Provincial responsibility which was delegated to the Region.

Sub-Committees

The Planning and Development Committee sponsors a number of sub-committees (or advisory committees) corresponding to the major economic activities and interests of the Region:

- Sub-Committee on Agriculture
- Region Niagara Tourist Council
- Sub-Committee on Business and Industrial Development
- Advisory Housing Committee

Representatives from the Planning and Development Committee are also included on a variety of liaison and advisory committees such as:

- Welland Canal Lands Review Committee
- Water and Sewer Services Sub-Committee
- Sub-Committee on Waste Management Study
- Niagara Region Highway Co-ordinating Committee
- Transportation Policy Advisory Committee

Land Division Committee

The Regional Land Division Committee is responsible for granting consents for "severance". The Regional Council, through the Planning and Development Committee, is responsible for appointing the members and for operating costs. In all other respects, the Land Division Committee is an independent body, but its decisions may be appealed to the Ontario Municipal Board.

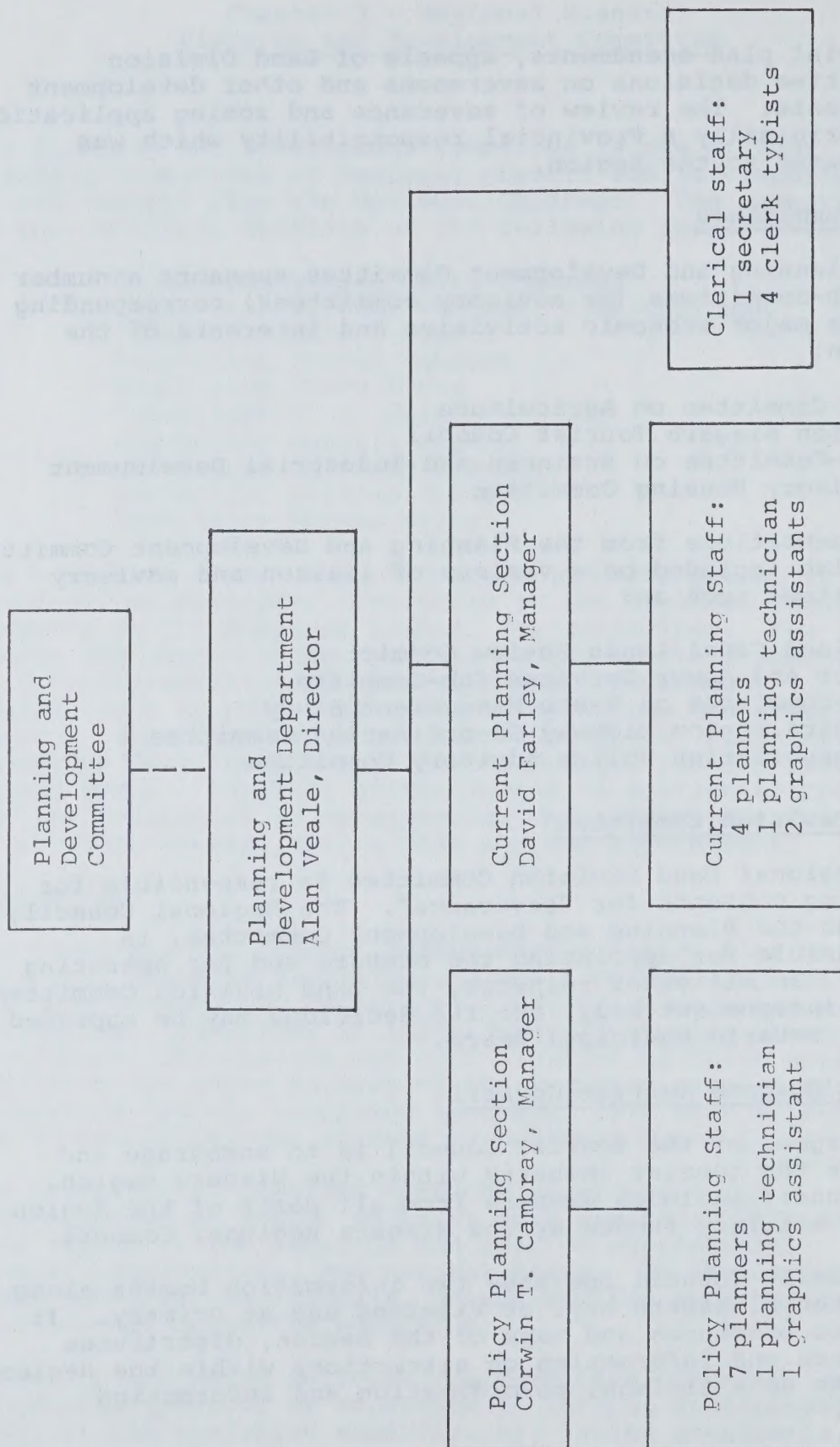
Region Niagara Tourist Council

The purpose of the Tourist Council is to encourage and promote the tourist industry within the Niagara Region. The Council includes members from all parts of the Region and is entirely funded by the Niagara Regional Council.

The Tourist Council operates two information booths along the Queen Elizabeth Way, at Vineland and at Grimsby. It prepares brochures and maps of the Region, distributes brochures and information on attractions within the Region and acts as a liaison, co-ordination and information centre.

Figure 5

**Organization Chart
Planning and Development Department**



April 1978

Chapter 4 - Regional Niagara Planning and Development Department

Regional planning in Niagara provides the framework for guiding development and the use of resources in an area composed of a great diversity of rural and urban uses.

The Regional Municipality of Niagara Act has set out the Region's responsibilities, one of these being the planning function. Under the Act, the Planning and Development Committee was created, one of four Standing Committees of Regional Council. The Planning and Development Department is responsible to this Committee.

The primary role of the Planning and Development Department is to provide information and advice which will assist the Planning and Development Committee in reaching decisions.

The Planning and Development Department has two major sections under its Director, Alan Veale: the Policy Planning Section and the Current Planning Section.

1. Policy Planning Section

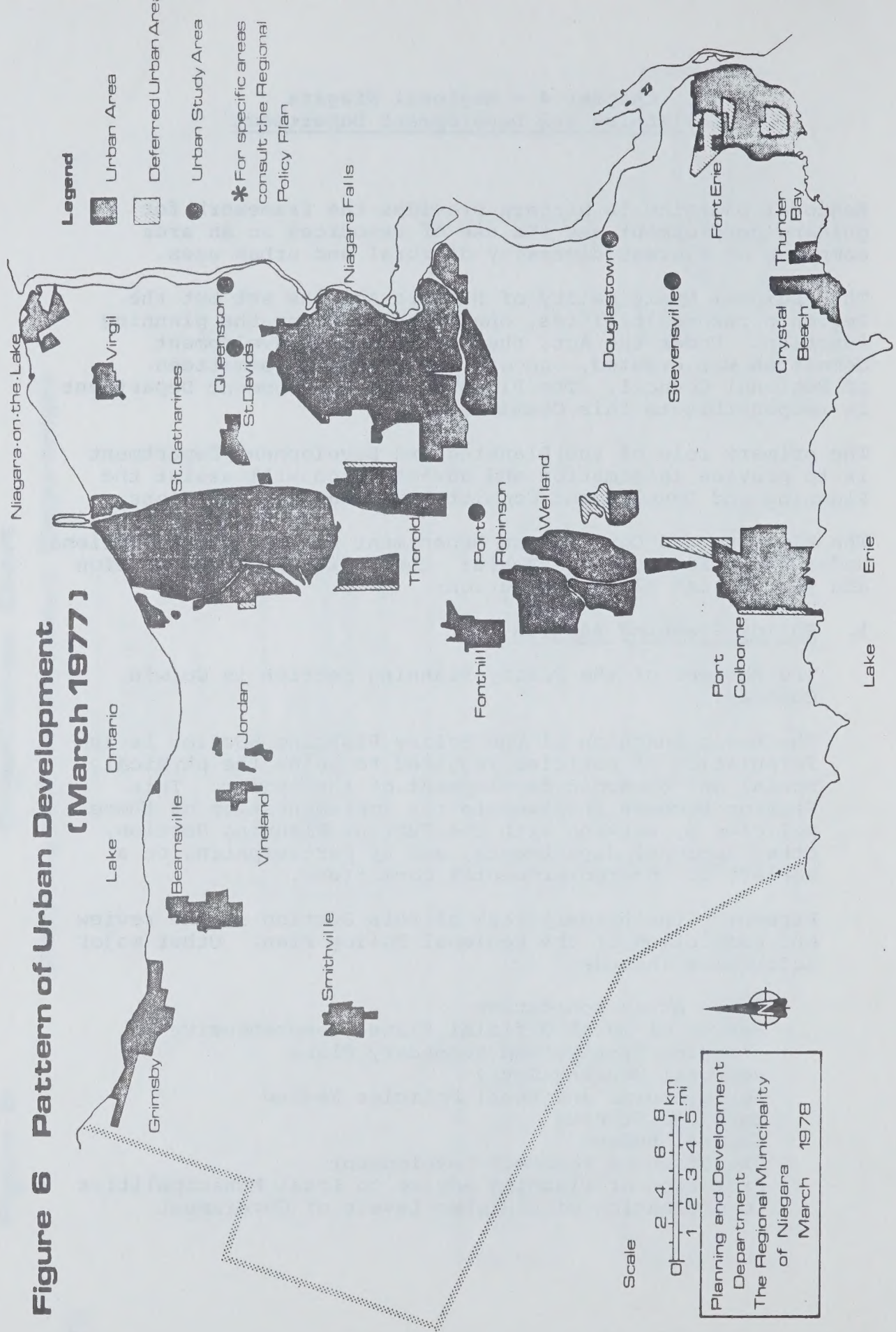
The Manager of the Policy Planning Section is Corwin Cambray.

The basic function of the Policy Planning Section is the formulation of policies required to guide the physical, social and economic development of the Region. This Section becomes involved in the implementation of these policies by working with the Current Planning Section, other Regional departments, and by participating on a variety of intergovernmental committees.

Presently the primary task of this Section is the review and completion of the Regional Policy Plan. Other major activities include:

- Urban Areas Boundaries
- Review of Local Official Plans, Comprehensive Zoning By-Laws and Secondary Plans
- Regional Housing Study
- Agricultural and Rural Policies Review
- Land Use Studies
- Capital Budget
- Promotion of Economic Development
- Provision of Planning Advice to Local Municipalities
- Co-ordination with Higher Levels of Government

**Figure 6 Pattern of Urban Development
(March 1977)**



Regional Policy Plan

The Region has taken many positive planning steps in order that the Regional community may be governed more effectively and its resources allocated more efficiently. By far the most important step in this direction was the preparation and adoption of the Regional Policy Plan. The Policy Plan sets out the Regional community's objectives and offers guidelines for general locations and types of development desired in different types of areas. From the time the Policy Plan was first approved by Regional Council in 1973, it has been added to and has had policies reviewed and revised; this will continue to occur in the future. A major Policy Plan Review has been underway since early 1977. In addition, the Regional Housing Study will lead to revised housing policies in the Policy Plan.

Urban Areas Boundaries

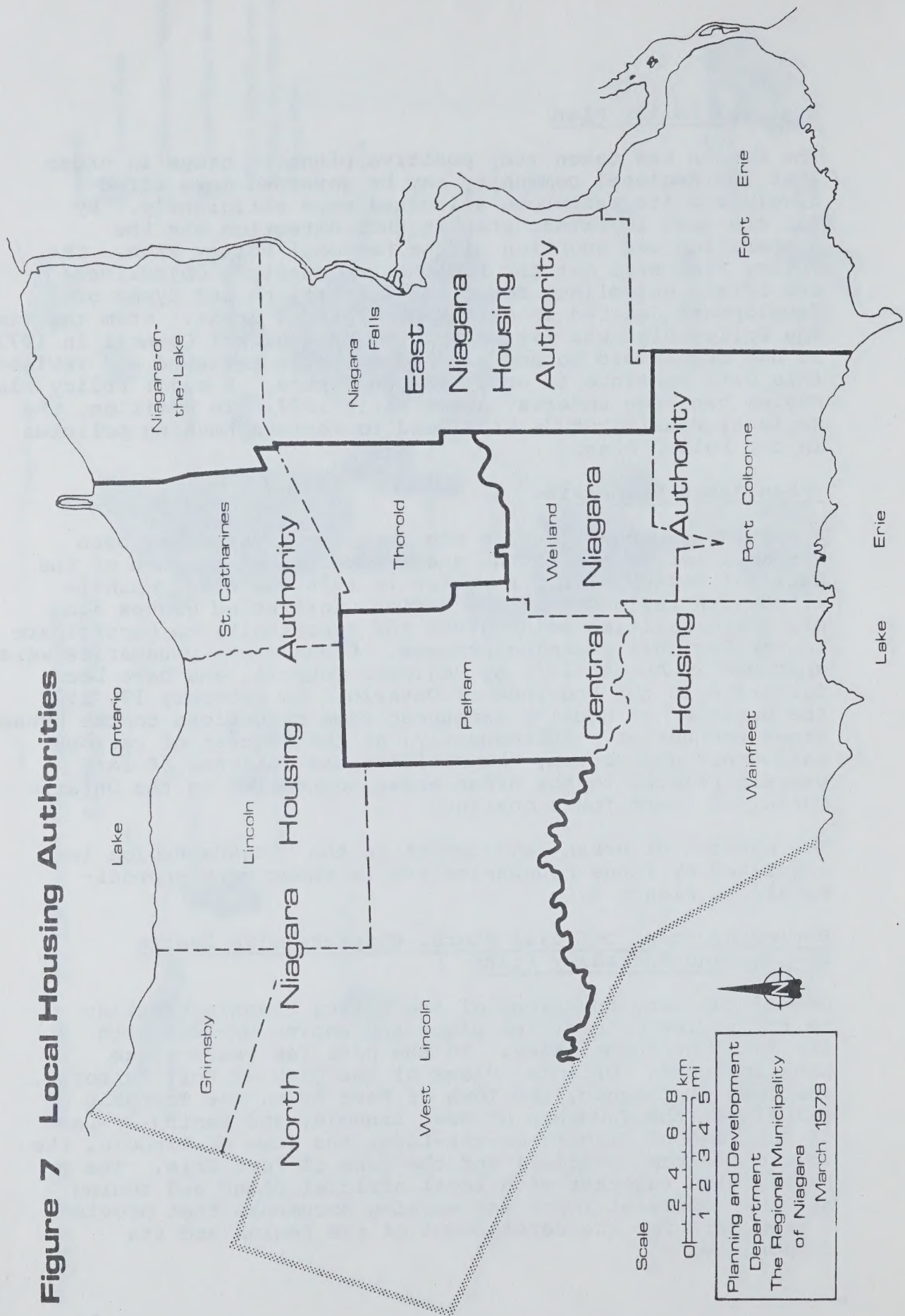
A major planning effort in the last three years has been the adoption of the "urban areas boundaries" as part of the Regional Policy Plan. A review in 1976 was widely publicized with residents of the Region, interested groups and all municipalities being given the opportunity to participate in the Regional planning process. Urban areas boundaries were approved in August 1976 by Regional Council, and have been forwarded to the Province of Ontario. On February 17, 1977 the Minister of Housing announced some reductions to the urban areas boundaries. Subsequently, at the request of various landowners and groups, the Minister has referred 66 land parcels related to the urban areas boundaries to the Ontario Municipal Board for a hearing.

The pattern of urban development in the Niagara Region is regulated by these boundaries and is shown very approximately on Figure 6.

Review of Local Official Plans, Comprehensive Zoning By-Laws and Secondary Plans

One of the many functions of the Policy Planning Section is the review of official plans and zoning by-laws with the local municipalities. In the past few years these have included: Official Plans of the City of Port Colborne, the Town of Lincoln, the Town of Fort Erie, the Township of Wainfleet, the Township of West Lincoln; and Zoning By-Laws of the Town of Niagara-on-the-Lake, the Town of Lincoln, the Town of Pelham (partial) and the Town of Fort Erie. The Policy Plan together with local official plans and zoning by-laws represent important working documents that provide a framework for the development of the Region and its components.

Figure 7 Local Housing Authorities



Secondary plans have gained increasing importance in recent years. Secondary plans are usually prepared by the local municipality and refine and amplify general policies of an official plan and serve as a guide to the development and redevelopment of an area. Some examples of secondary plans in the Niagara Region are the Pelham Community Secondary Plan in St. Catharines (now under review), the Confederation Heights Development Plan in Thorold (completed) and the Virgil Secondary Plan in Niagara-on-the-Lake (in preparation).

Regional Housing Study

One of the important planning studies recently carried out by the Department has been the Regional Housing Study. This consists of a series of background reports on topics including recent housing deficiencies and requirements, servicing, development standards, and future housing requirements. Two committees have been established in conjunction with the Housing Study, the Advisory Housing Committee and the Technical Housing Committee. Upon completion of the Housing Study, Planning staff and the two Committees have jointly worked on the drafting of a Regional Housing Policy Statement which was approved by Regional Council early in 1978.

Agricultural and Rural Policies Review

A review of the agricultural and rural policy section of the Policy Plan has been carried out by the Department in the last year. This has produced a series of five reports: Physical Conditions; The Agricultural Industry; Development Patterns; Policies in Other Areas; and, Proposed Rural Area Policies. It is anticipated that Regional Council will soon adopt revised agricultural and rural policies. These policies will offer a positive approach for agricultural development and ensure that the resources of the Region's agricultural and rural areas are properly managed so that all sectors of the Region's economy can prosper.

Land Use Studies

One of the Department's many responsibilities is to undertake studies and develop policies to conserve and/or develop different features of the Region. Two future land use studies in this respect will be an environmental study and a mineral aggregates study. The latter study is being prepared to supplement a revised set of mineral resources policies prepared as part of the Policy Plan Review.

The Department also comments on land use studies prepared by other agencies. The Niagara Escarpment Commission has recently produced some preliminary planning proposals for their area of jurisdiction. These have been circulated to municipalities for comments. Another example is Ministry of Natural Resources' recently released Discussion Paper on Flood Plain Management Alternatives in Ontario. In addition the Niagara Peninsula Conservation Authority has completed floodline mapping for a

number of watercourses in the Niagara Region. The Department will be commenting on both the flood plain report and the floodline mapping.

Capital Budget

Major areas of Regional policy are implemented through the Region's capital budgeting process. The programming of expenditures on the Region's share of sewer and water services, for instance, provides a major influence on the location and rate of development activity. Beginning in 1977, the Planning Department will be participating in the capital budgeting process along with the Public Works and Finance Departments.

Promotion of Economic Development

As part of the Region's promotion of economic development, three sub-committees have been established corresponding to the major economic activities of the Region: the Business and Industrial Sub-Committee, the Agricultural Sub-Committee and the Region Niagara Tourist Council.

In order to more fully understand and promote the Region's economic development, a major planning effort will be undertaken to produce a survey of available industrial lands, draft a technical information booklet and promotional brochure. Also a study of the Region's economy will be carried out. It is intended that these efforts will aid in the formulation of a positive development strategy which will aid and stimulate economic expansion.

Provision of Planning Advice to Local Municipalities

Members of the Planning staff have on many occasions provided assistance and advice to planning consultants and to municipalities engaged in the preparation of local official plans and secondary plans. In this respect, the Department has prepared a report, "Guidelines for Secondary Plans", for use by municipalities, and the public.

Co-ordination with Higher Levels of Government

The Regional Policy Plan is not binding on agencies representing higher levels of government. However, the Regional Planning Department has established close working relationships to ensure compatibility between the Region's objectives and those of the various government agencies. Many intergovernmental committees have been established such as the Regional Municipality of Niagara/Ministry of the Environment Liaison Committee with membership at the Provincial and Regional levels.

The Regional Planning Committee and Department worked closely with the local municipalities and the Ministry of Housing during 1975 and 1976 to establish a system of three Local Housing Authorities to share the management and supervision of public rental housing in Regional Niagara. The areas served by each Authority are shown on Figure 7.

2. Current Planning Section

The Manager of the Current Planning Section is David J. Farley.

As previously outlined, the Policy Planning Section is responsible for the formulation of overall policies to guide the development of the Region. The implementation of these policies is a main responsibility of the Current Planning Section. This section reviews various development applications and makes recommendations on these applications in light of Regional policies. The development proposals applied for, although individually small in nature, influence the overall development pattern of the Region.

All decisions made by the staff on development applications should reflect basic planning objectives protecting the natural and agricultural resources of the Region, ensuring orderly residential development and providing for expanded and more diversified employment opportunities.

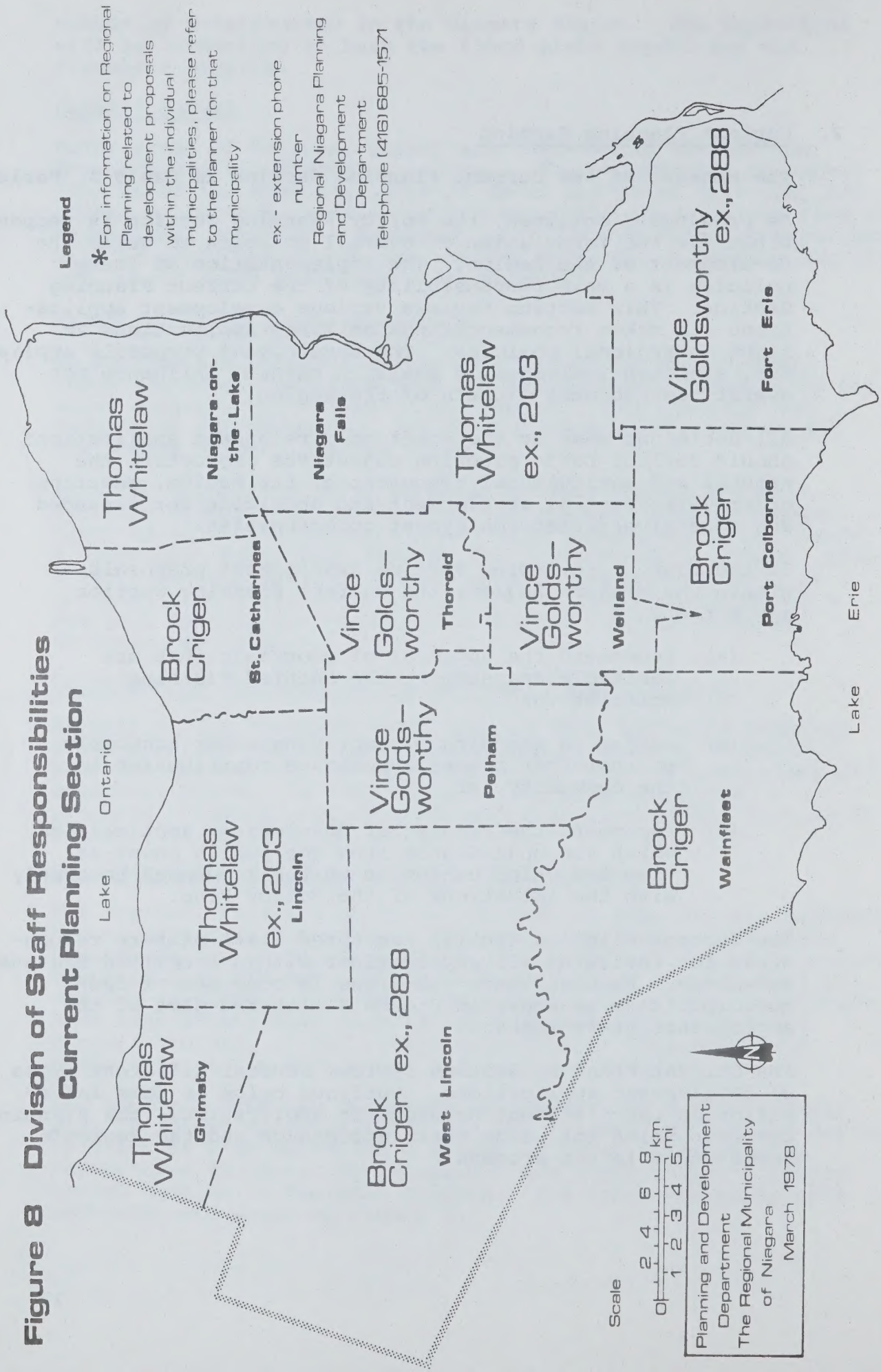
In the task of reviewing various development proposals within the Niagara Region, the Current Planning Section may either:

- (a) recommend the approval of proposals that are desirable and support the adopted Planning policies, or
- (b) assist in amending or improving other proposals so that they become a positive contribution to the community, or
- (c) recommend the refusal of development applications which are undesirable from the public point-of-view and which cannot be suitably amended to comply with the intentions of the Policy Plan.

The Current Planning Section has three staff members responsible for reviewing all applications within specified Regional sub-areas. Each of these sub-areas is composed of four municipalities as shown on Figure 8 with the name of the appropriate staff member.

The Current Planning Section reviews several different types of development applications. Outlined below is some information on the different development applications, the planning controls which influence their acceptance and the Region's involvement in the process.

**Figure 8 Division of Staff Responsibilities
Current Planning Section**



Official Plans

An official plan is the usual legal name for a document prepared by a local or regional government to indicate the hopes, intentions and goals regarding the future development pattern and character of the community. This document may include maps and policy statements for obtaining the long range goals of the community. The official plan should be firm in its goals but also capable of being changed or amended by the municipality to reflect the changing expectations or needs of the people within the community.

Official plans are the basic planning instrument and serve as a guide to future development. They do not force any municipality to undertake any particular actions, but do restrain any actions which are contrary to goals and intents. The zoning by-law, discussed below, implements the official plan's overall guidelines.

The Regional Municipality of Niagara, as well as many local municipalities within the Region, have prepared official plans. It is the intention that the Regional Plan refer to matters of regional concern, while the local plans cover all matters of concern to the local municipality while complying with the overall guidelines of the Regional Plan. An example is the "urban areas boundaries" specified in the Regional Plan with all the land use regulations within urban areas to be contained in the local plans.

Changes or amendments to an official plan are initiated at the local level. The Region is usually requested to comment or make recommendations on a proposed amendment by the Ministry of Housing before the Ministry decides to approve or refuse the application. If there is an objection to the amendment, the Ministry may refer the amendment to the Ontario Municipal Board.

The Division of Land

Land can be divided into smaller units by two different methods. One method is by consent (severance), the other by plan of subdivision.

Severances

The division of land by severance is a simpler process than that of a plan of subdivision. Usually fewer parcels of land are created under the severance procedure, fewer conditions of approval must be satisfied and fewer agencies are involved in the approval process.

Severance applications are made to the Regional Land Division Committee. Regional Planning staff comment on each application prior to their decision. Any appeal to the decision of the Land Division Committee is lodged with the Secretary-Treasurer of the Committee and a hearing is held by the Ontario Municipal Board.

Plan of Subdivision

The subdivision process is more complex than the severance process for many reasons. The subdivision process usually involves the creation of a number of parcels of land and is often subject to more conditions of approval since it is reviewed by more private and public agencies.

As of September 1, 1977, the Region was delegated the authority to approve plans of subdivision under The Planning Act. The delegated authority also includes the approval of part-lot control by-laws and the use of funds received for park dedication under The Planning Act.

The Minister of Housing, however, still maintains the approval authority for those plans of subdivision which were submitted to the Ministry of Housing prior to the delegation of authority to the Region.

Zoning By-laws

Zoning by-laws (sometimes referred to as "restricted area by-laws") are another method of regulating development within a community. A zoning by-law is a legal document which directly affects the land and the activities of the landowner. Thus a zoning by-law may regulate the use of the land and the size, location, and use of buildings constructed on the land.

In the past, zoning by-laws usually covered large amounts of vacant land and allowed them to develop in accordance with a few standards and the specified use. This type of zoning by-law left little control on discretion which the municipality could exercise over the development. However, more recently, municipalities are developing "holding" by-laws with limited uses. An amendment to the by-law is necessary if any major new use is proposed, thus giving the municipality more control.

Under the requirements of The Planning Act, all by-laws passed by municipalities must be submitted to the Ontario Municipal Board for final approval. The Region's role is to provide information to the Board through the local municipality to assist the Board in reaching a decision. Should the Board receive objections to the by-law, a hearing is usually held.

Niagara Escarpment Commission's Development Control

"Development Control" is another regulatory method presently employed by the Niagara Escarpment Commission to control development in an approximately two-mile wide strip along the entire length of the Escarpment. This method of regulation is new to Ontario but common in countries such as England.

Under "development control" all previous zoning by-laws cease to have effect and no significant development or changes to the landscape are allowed without a permit.

In reaching a decision on an application, the Escarpment Commission usually requests the Region as well as other agencies to comment on the application. If there are objections to the decision by the Commission, a hearing procedure is available through the Ministry of Housing.

Other Applications

The Current Planning Section also reviews "Road Closing" by-laws and monitors the decisions of the Committees of Adjustment. Also this Section becomes involved with requests for preliminary comments by individuals and municipalities for severances, zoning by-laws and subdivisions. Preliminary comments initially involve more staff time. However, through early discussion, problems are often eliminated and the approval process at later stages is often both shorter and easier.

**Figure 9 Local Official Plan Activity
Since 1970**

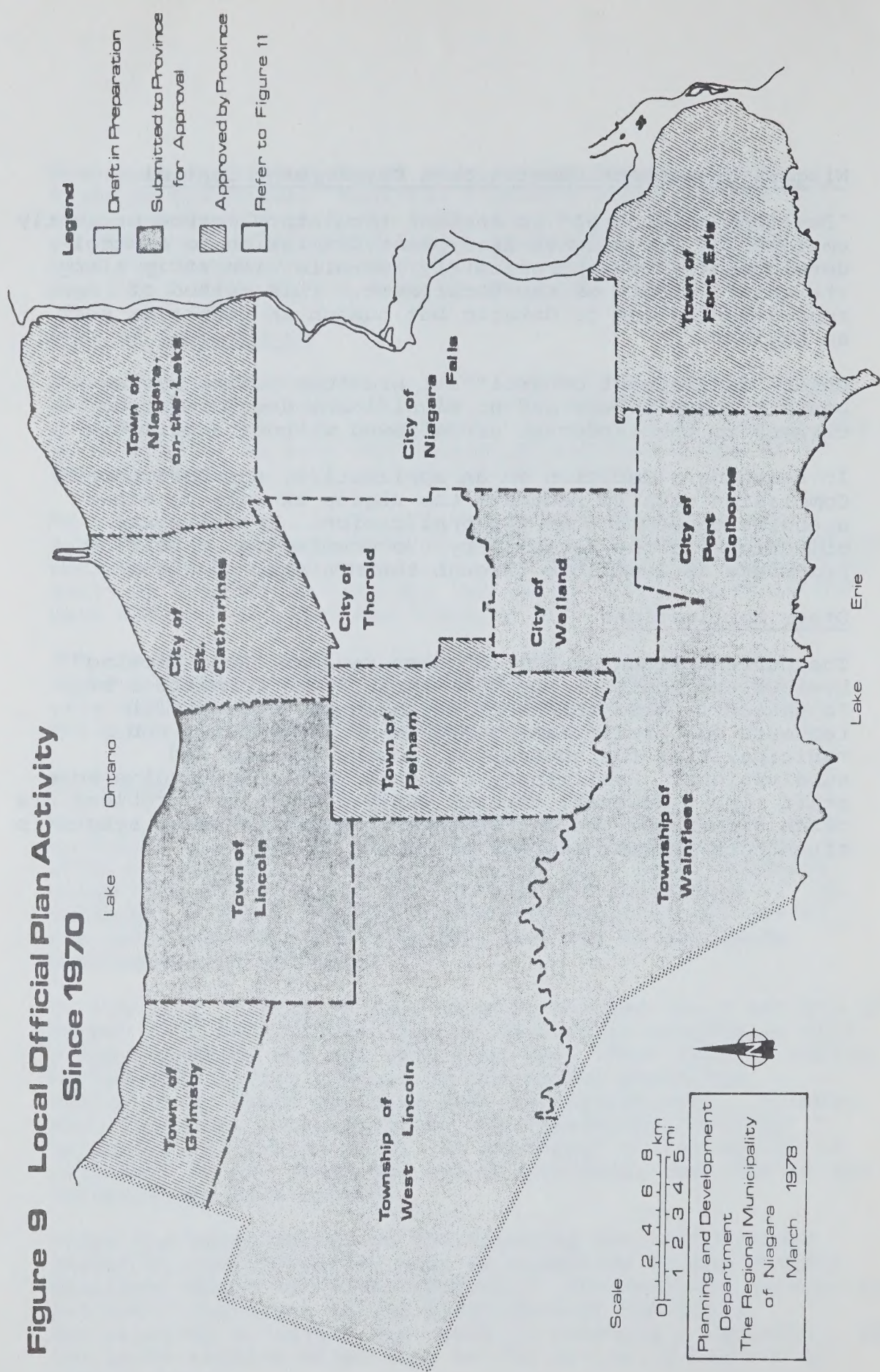
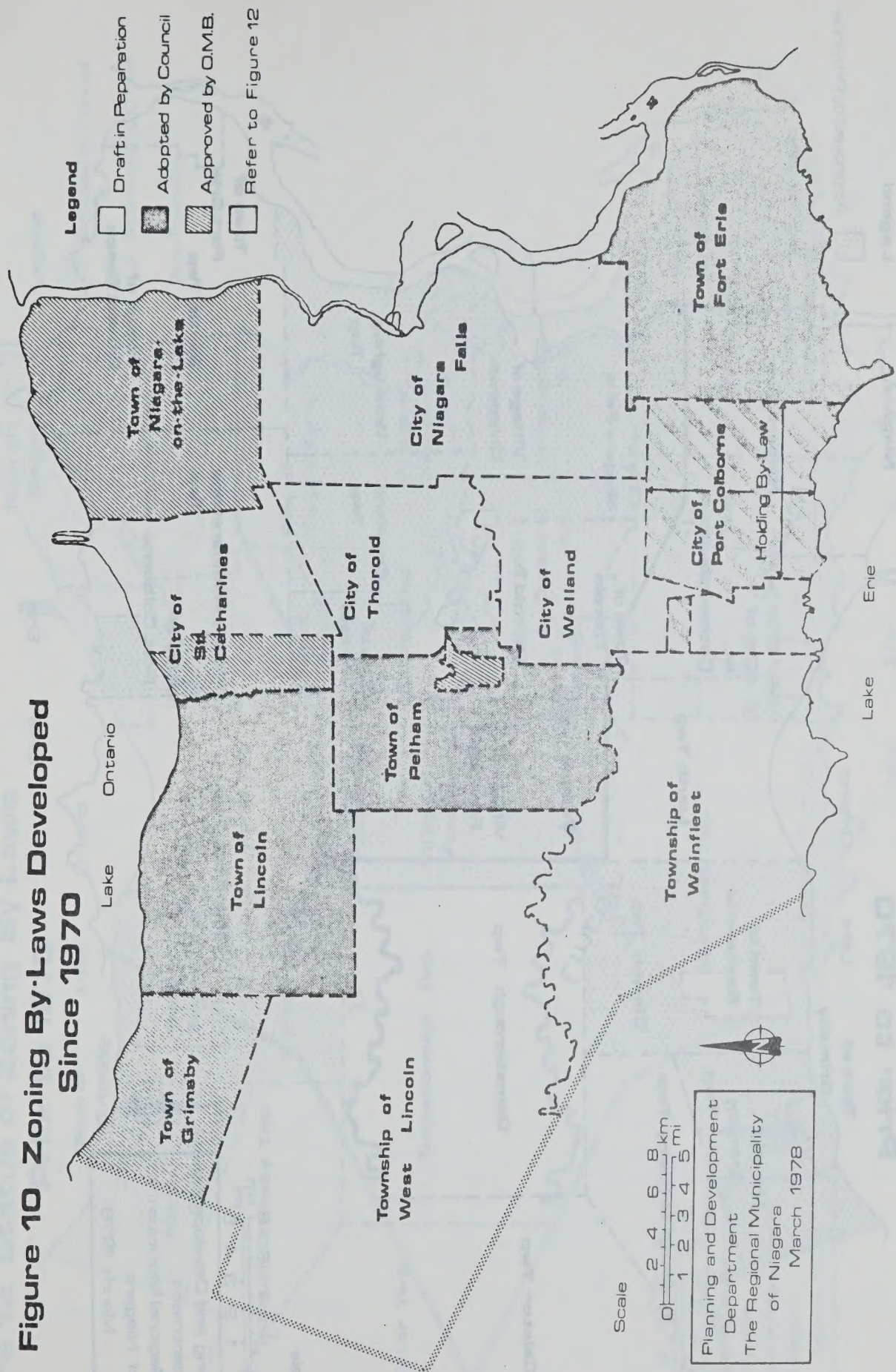


Figure 10 Zoning By-Laws Developed Since 1970



**Figure 11 Status of Local Official Plans
Prior to 1970**

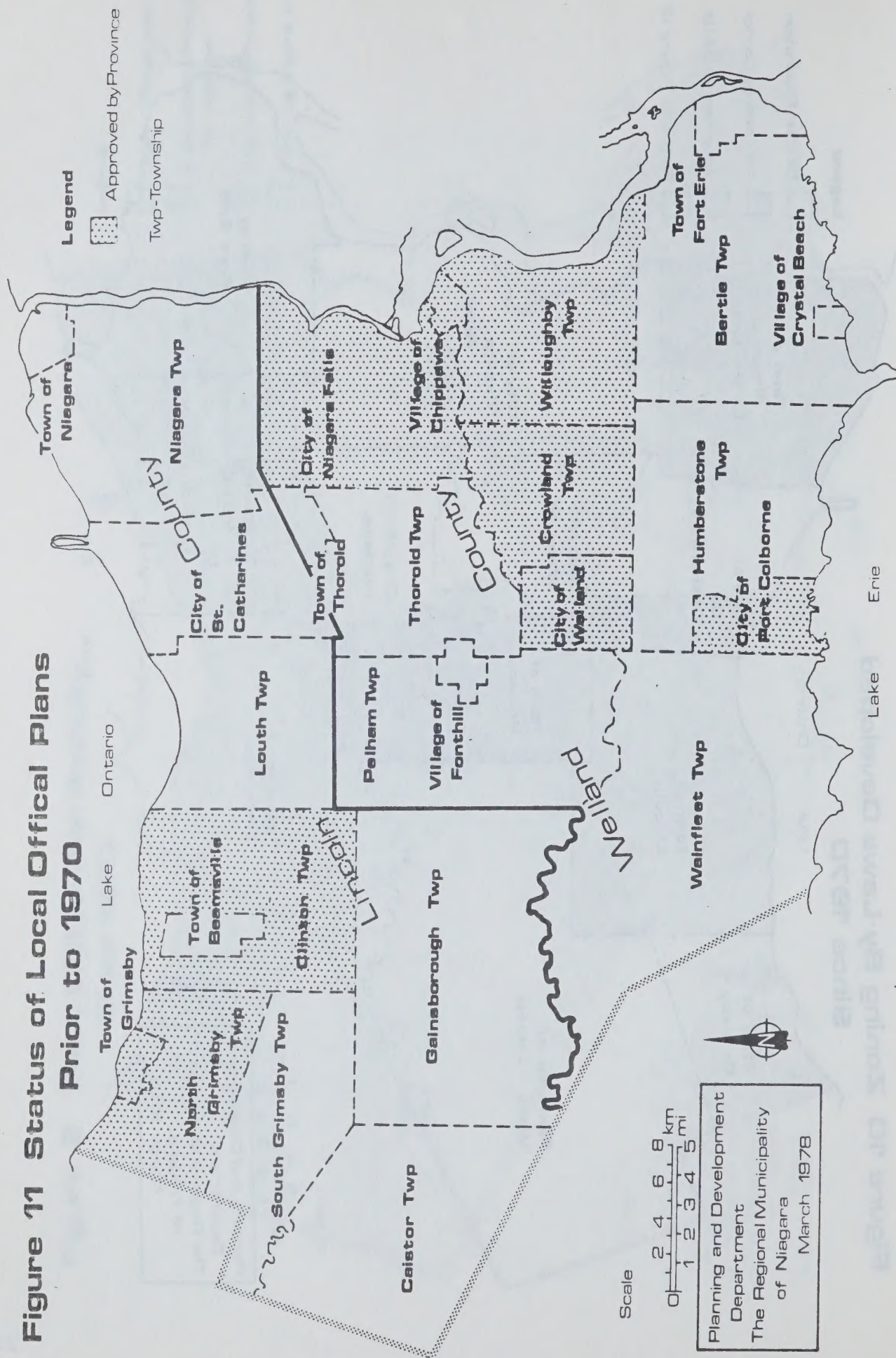


Figure 12 Status of Zoning By-Laws Prior to 1970

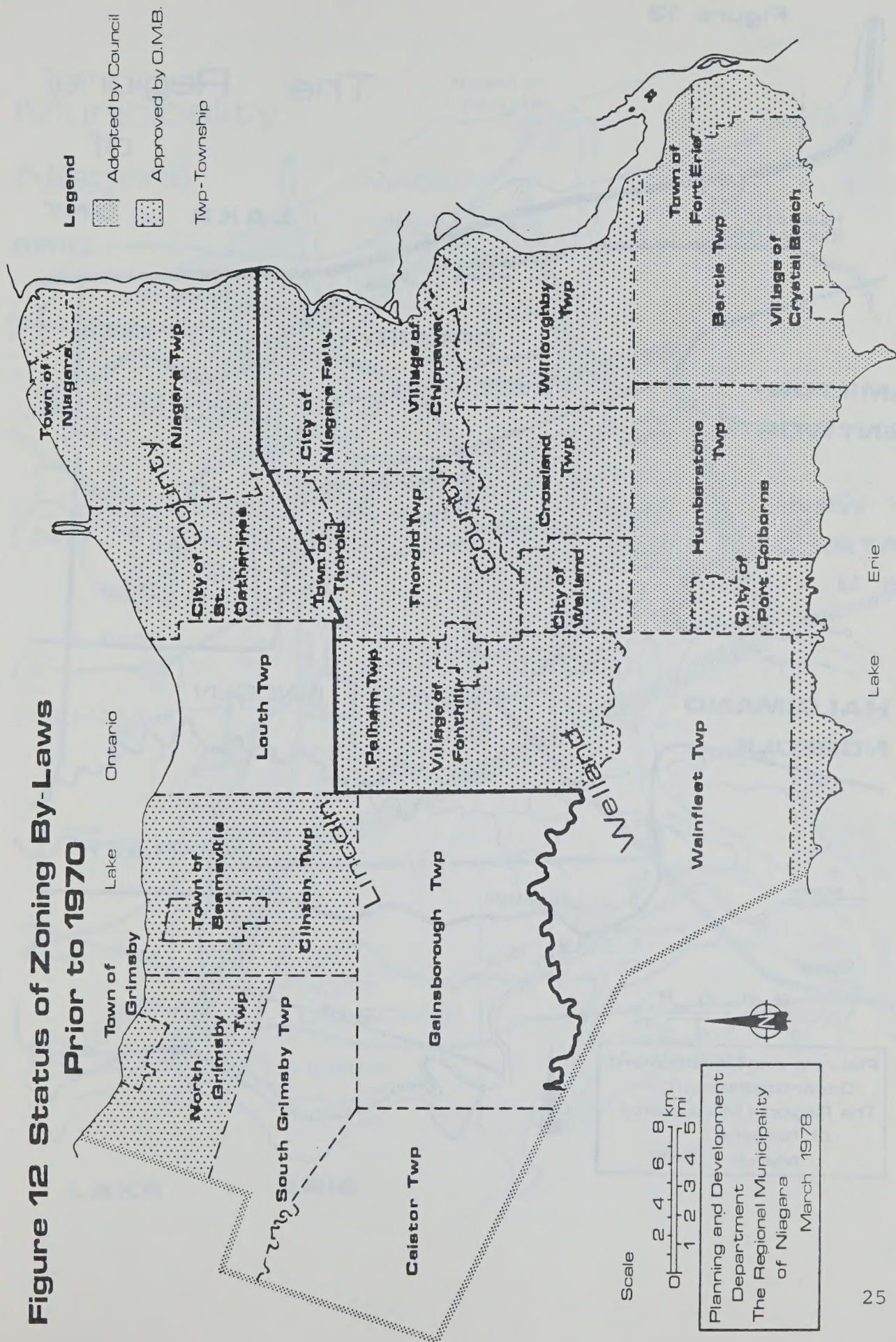
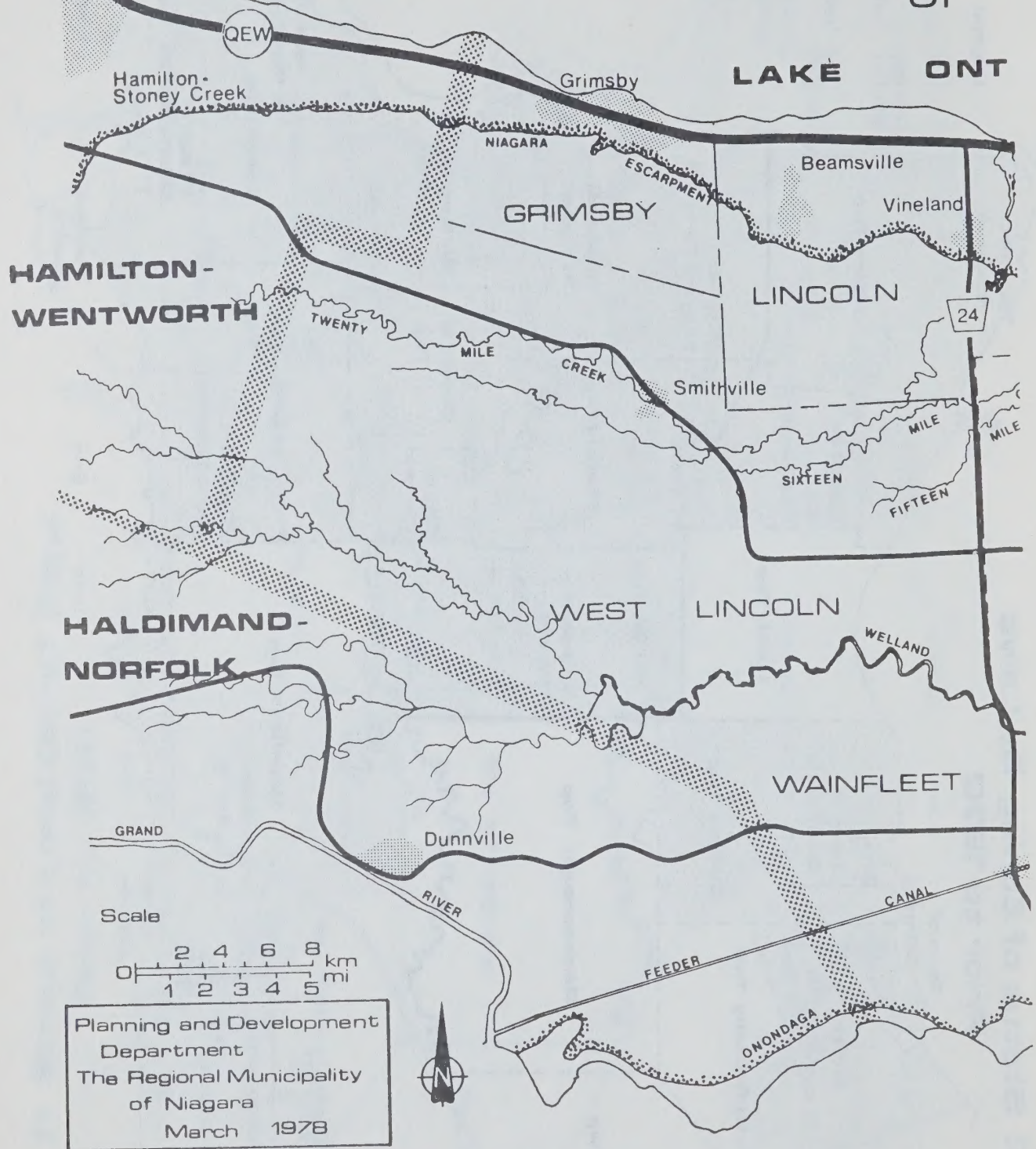


Figure 13

The Regional of



Municipality Niagara

ARIO



Chapter 5 - General Information on the Niagara Region

Sources: Ontario Department of the Environment, Conservation Authorities Branch, Niagara Peninsula Conservation Report, Volume 1 (1972)

The Regional Municipality of Niagara, Planning and Development Department, Historical Sketch of the Region (prepared by staff, 1972)

1. Summary

Regional Niagara is located in the Niagara Peninsula and includes 719 square miles. It is bordered on the north and south by Lakes Ontario and Erie while the Niagara River forms its eastern boundary separating it from the State of New York, U.S.A. To the west lie two Regions, Hamilton-Wentworth and Haldimand-Norfolk.

The total population of Regional Niagara was 366,054 according to 1977 assessment figures.

Out of the 10 Regional Municipalities, Niagara ranks third in population and fifth in area.

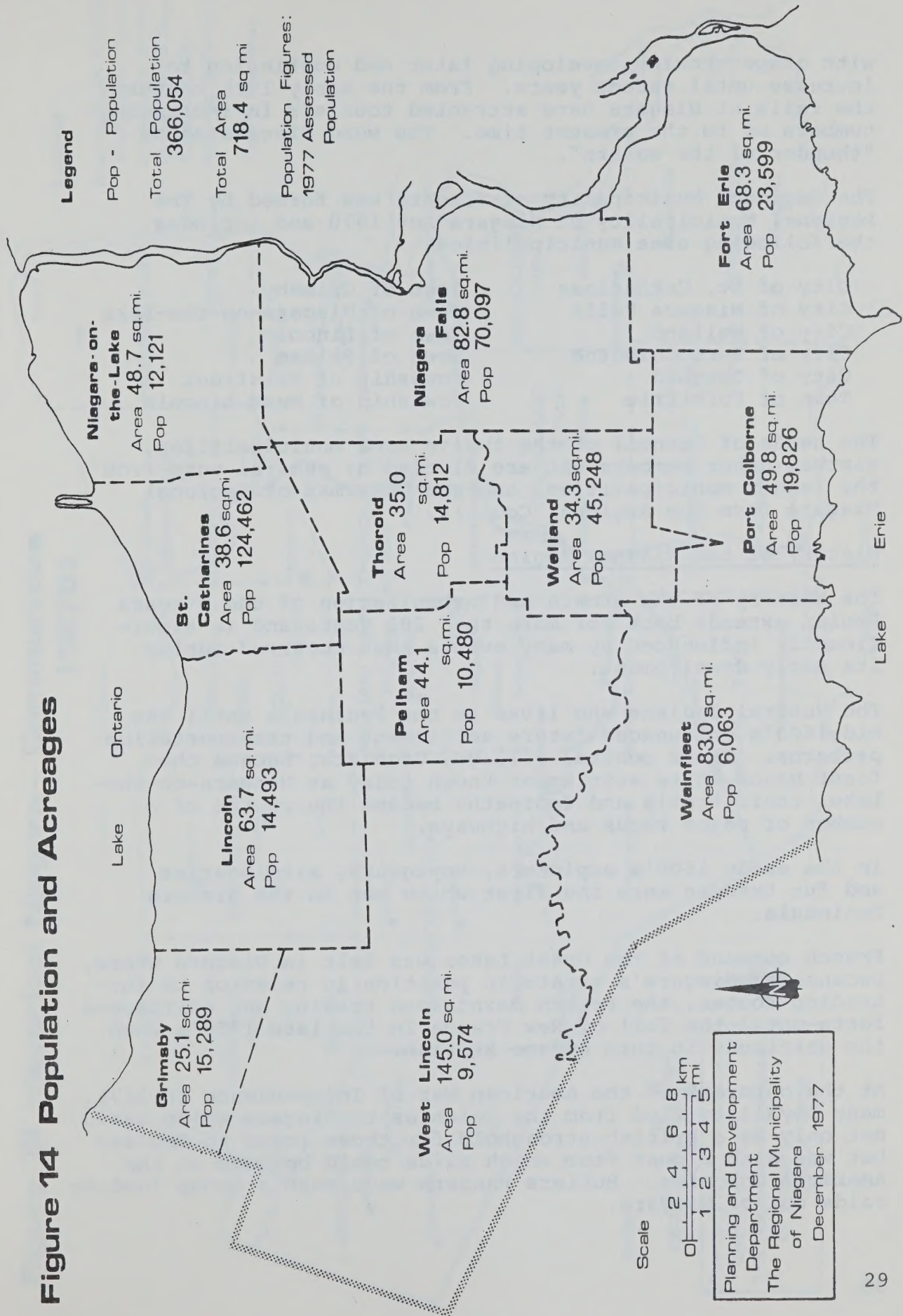
The Niagara Escarpment traverses the Region in an east-west direction. Most of Regional Niagara is a plateau at an elevation of about 600 feet above sea level extending south from the escarpment to Lake Erie. The narrow strip below the escarpment and fronting on Lake Ontario is at an elevation of about 300 feet. The climate is greatly modified by the lakes and the protection of the escarpment.

The relatively flat plains below the escarpment have soils and climate suitable for tender fruit production, especially peaches and cherries. Above the escarpment, the soils and topography are more varied including till moraines, clay plains and sand plains. In general, the soils of this upland area show relatively high capability for agriculture so that only wetlands, a few rough hilly areas and the escarpment have remained as forested areas.

Most of the streams are relatively small watercourses draining into Lake Erie, the Niagara River or Lake Ontario.

Following permanent settlement after the American Revolution, the contact of the Niagara Peninsula with the United States became an important factor in the development of the area. Development of the Welland Canal and hydro-electric power encouraged the growth of industries. Fruit growing was important from an early stage, specialization in tender fruits

Figure 14 Population and Acreages



with grape growing developing later and continuing to increase until recent years. From the early 19th century, the falls at Niagara have attracted tourists in increasing numbers up to the present time. The word Niagara means "thunder of the waters".

The Regional Municipality of Niagara was formed by The Regional Municipality of Niagara Act 1970 and includes the following area municipalities:

City of St. Catharines	Town of Grimsby
City of Niagara Falls	Town of Niagara-on-the-Lake
City of Welland	Town of Lincoln
City of Port Colborne	Town of Pelham
City of Thorold	Township of Wainfleet
Town of Fort Erie	Township of West Lincoln

The heads of Council of the twelve area municipalities, sixteen other members who are elected by general vote from the larger municipalities, and the Chairman of Regional Niagara form the Regional Council.

2. History of the Niagara Region

The history of the growth and urbanization of the Niagara Region extends back for more than 200 years and is significantly influenced by many events that occurred during its early development.

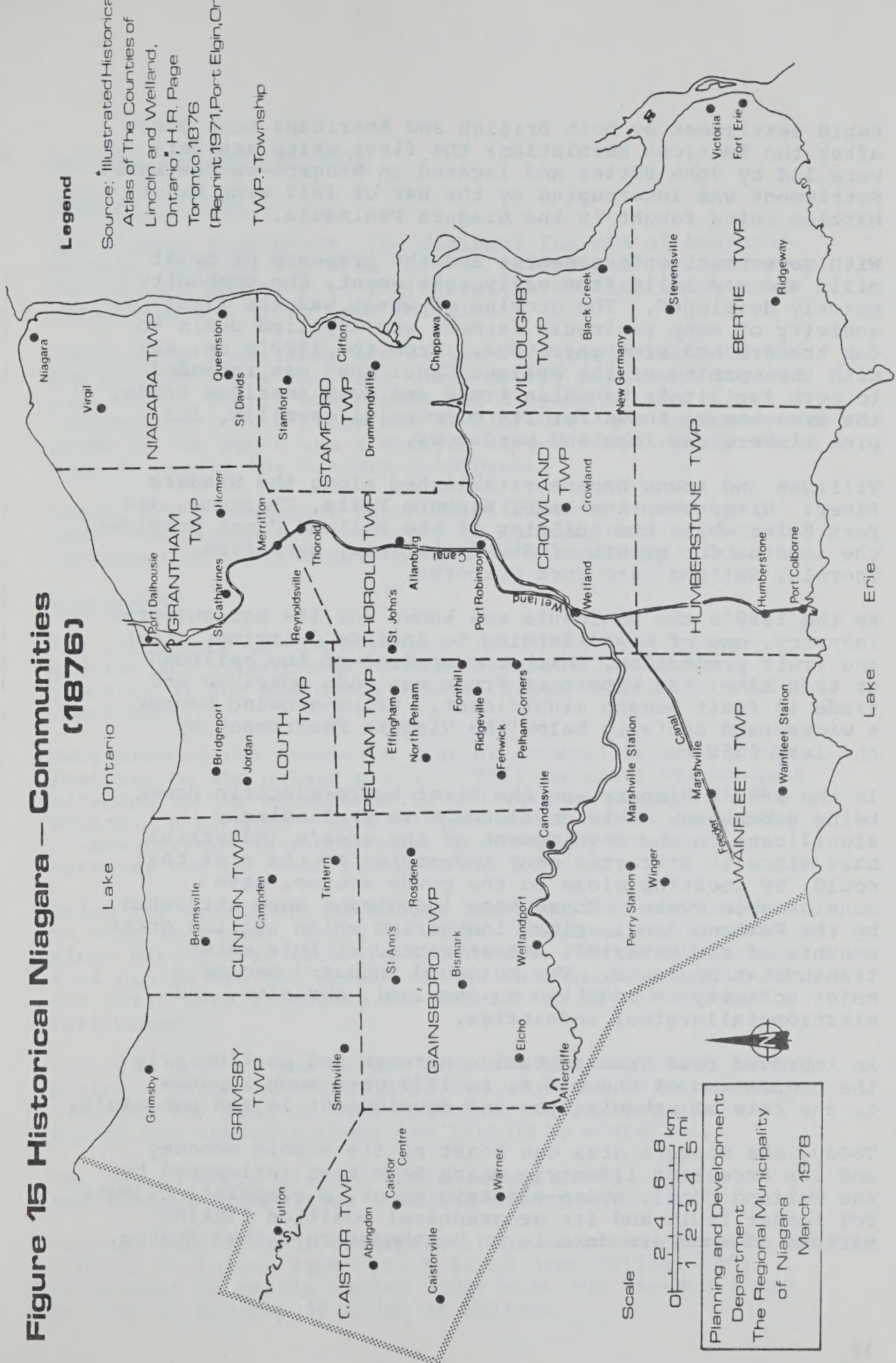
The Neutral Indians who lived in the Peninsula until the mid-1600's influenced future settlement and transportation patterns. Their central village, Onghiara, became the first major white settlement known today as Niagara-on-the-Lake; their trails and footpaths became the routes of a number of major roads and highways.

In the early 1600's explorers, voyageurs, missionaries and fur traders were the first white men in the Niagara Peninsula.

French command of the Great Lakes was felt in Niagara where, because of Niagara's strategic position in relation to fur-trading routes, the French maintained trading and garrisoned forts until the fall of New France in the late 1750's when the garrisons in turn became British.

At the outbreak of the American War of Independence in 1776, many Loyalists fled from the Colonies to Niagara which acted not only as a British stronghold for those loyal to England but was also a post from which raids could be made on the American Colonies. Butler's Rangers were such a group leading raids out of Niagara.

Figure 15 Historical Niagara — Communities (1876)



Rapid settlement by both British and Americans took place after the American Revolution; the first white settlers were led by John Butler and located in Niagara-on-the-Lake. Settlement was interrupted by the War of 1812 with major battles being fought in the Niagara Peninsula.

With government encouragement and the presence of grist mills and saw mills from early settlement, the community quickly developed. The growing of wheat was the first activity of many peninsula farmers who supplied grain to fur traders and army garrisons. From the 1820's on, and with the opening of the Welland Canal that was intended to both facilitate Canadian trade and draw American trade, the area became known for its commercial sawmills, its pine timber, saw logs and hardwoods.

Villages and towns became established along the Niagara River: Niagara-on-the-Lake, Niagara Falls, Chippawa, and Fort Erie; while the building of the Welland Canal provided the impetus for growth of St. Catharines, Merritton, Thorold, Welland, and Port Colborne.

By the 1850's the peninsula was known for its agricultural industry, one of mixed farming to include dairying, wheat and fruit production. With the arrival of the railroad at this time, the export of fruit was made possible and trade in fruit became significant. Grape-growing became a widespread activity below the Niagara Escarpment by the late 1860's.

In the 1890's Niagara saw the first hydro-electric power being generated. This development is particularly significant in the development of the area's industrial base since it attracted many industries to the area that could, by locating close to the power source, save considerable costs. These same industries were attracted by the Welland Canal, since industries which utilize great amounts of raw materials are attracted to this water transportation route. The pulpwood industry became a major activity in addition to chemical, abrasive, and electrometallurgical industries.

An improved road transportation network and particularly the completion of the Q.E.W. in 1939 gave much impetus to the rate of urbanization and development in the peninsula.

Today, the Niagara area can boast of its stable economy and its excellent lifestyle which have been influenced by the Welland Canal, hydro-electric power, a temperate climate for tender fruit and its geographical position linking markets of southern Ontario to northeastern United States.

3. Geology and Physiography

Bedrock Geology

The Niagara Escarpment, the dominant feature of Regional Niagara, divides the area into an upland and lowland area. The lowland pertains to the shoreline benches below the escarpment and along Lake Ontario.

The bedrock formations are of the Palaeozoic Era (600 to 225 million years ago) and slope gently southward towards Lake Erie. Due to weathering and sloping of the sedimentary rock a ridge has developed with a long sloping grade to the south and a steeply sloped bluff on the north side to create the Niagara Escarpment.

During the Pleistocene Epoch (2 million to 18,000 years ago), the Region was subjected to glacial activity which superimposed varying thicknesses of glacial material.

Topography

The topography of the area was influenced by varying glacial and interglacial periods, especially by the deposits of the Wisconsin Glacial Stage (70,000 to 10,000 years ago).

Recession of the Wisconsin glacier created several surface features on the upland plains. Till moraines are evident adjacent to the escarpment in the western portion of the Region. A prominent kame moraine developed at Fonthill. A kame terrace developed west of Fonthill and beach terraces can be found south of the kame.

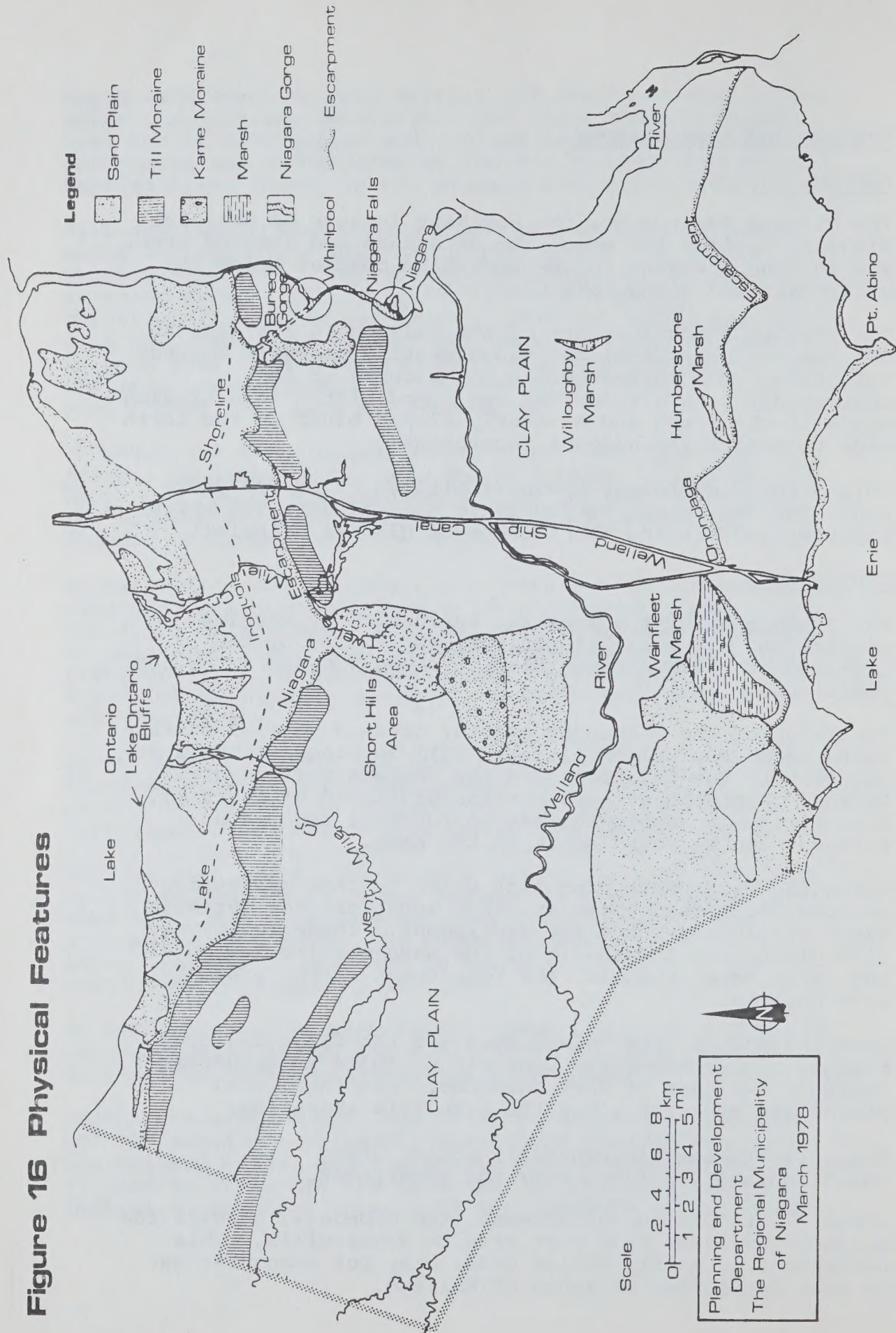
Below the escarpment prominent beach benches are evident in some locations, while in other locations the terraces slope gently away from the escarpment. These relatively flat plains are the result of the wave-washing action of the early Lake Iroquois, the forerunner of the present Lake Ontario.

Covering most of the upland area are the Haldimand clay plains. Three extensive bogs can be found in Wainfleet Township and east of Port Colborne. Prominent sand plains are apparent along the Lake Erie shoreline.

The world-famous Niagara Falls occurs where the Niagara River flows over the escarpment.

Another less obvious escarpment, the Onondaga, crosses the Niagara Peninsula from Fort Erie to Hagersville. This escarpment is mostly buried under clay but exposures may be seen on Highway 58 south of Welland.

Figure 16 Physical Features



Another natural feature is the rugged area south west of St. Catharines known as the Short Hills. This is an area filled with glacial material that has been extensively dissected by the Twelve Mile Creek.

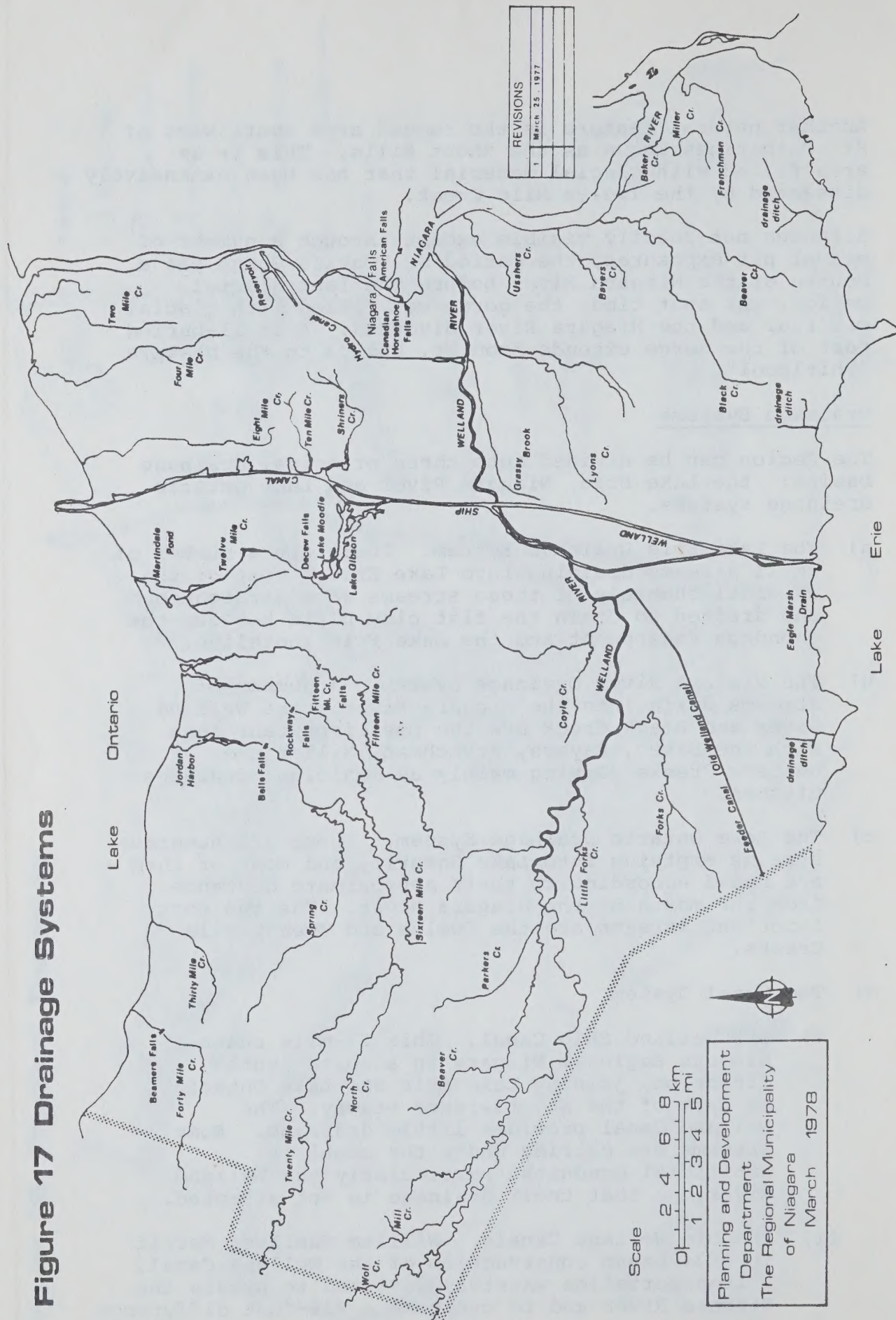
Although not readily visible except through a number of gravel pit exposures, the buried St. Davids Gorge was a course of the Niagara River before the last glacial period. At that time, the gorge was filled with glacial material and the Niagara River diverted. A still-buried part of the gorge extends from St. Davids to the Niagara "whirlpool".

4. Drainage Systems

The Region can be divided into three principal drainage basins: the Lake Erie, Niagara River and Lake Ontario drainage systems.

- a) The Lake Erie Drainage System. There are a number of small streams draining into Lake Erie. Most of the original channels of these streams were straightened and dredged to drain the flat clay plain between the Onondaga Escarpment and the Lake Erie shoreline.
- b) The Niagara River Drainage System. A number of streams drain into the Niagara River: the Welland River and Black Creek are the most important ones with the Baker, Bayers, Frenchman, Miller and Usshers Creeks serving mainly as municipal drainage ditches.
- c) The Lake Ontario Drainage System. There are numerous streams emptying into Lake Ontario, and most of them are named according to their approximate distance from the mouth of the Niagara River. The two most important streams are the Twelve and Twenty Mile Creeks.
- d) The Canal System
 - i) The Welland Ship Canal. This 27-mile channel bisects Regional Niagara in a north-south direction, joining Lake Erie and Lake Ontario as part of the St. Lawrence Seaway. The Welland Canal provides little drainage. Some streams are carried under the canal in artificial conduits, particularly the Welland River, so that their drainage is not affected.
 - ii) The Old Welland Canals. William Hamilton Merritt in 1824 began construction of the Welland Canal, a transportation waterway designed to bypass the Niagara River and to overcome a 326-foot difference

Figure 17 Drainage Systems



in elevation between Lake Erie and Lake Ontario. The first route followed Twelve Mile Creek from Lake Ontario, then by canal and locks it joined the Welland River at Port Robinson and entered the Niagara River above Niagara Falls. In 1829 a feeder canal which would supply water from the Grand River at Dunnville and serve as a new route to Lake Erie was completed. An improvement to the canal came about with construction of a new canal between Port Robinson and Port Colborne in 1833. Modifications to the canal north of Allanburg by 1887 resulted in a new easterly alignment to Port Dalhousie; by 1933 a fourth canal had been built from Port Colborne to Port Weller, a new harbour on Lake Ontario. The Welland By-Pass was completed in 1973 to replace the narrow winding section of the canal that bisects the City of Welland.

5. Climate

In the Niagara Region two physiographic features, the variations in topography and the proximity to the Great Lakes, significantly modify the climate of the area.

The extensive water surface area of the Great Lakes has a pronounced moderating effect on climate conditions of adjacent areas especially so in the Niagara Peninsula.

The elevation of the major portion of the Region which is the plateau above the Niagara Escarpment is about 600 feet above sea level. However, below the escarpment the average elevation is about 300 feet, sloping gradually to Lake Ontario at 245 feet. This latter section of highly productive land, averaging 4 to 5 miles in width and known as the Niagara Fruit Belt, is particularly suited to growing tender fruits such as peaches and cherries (where the soils are sandy) and to grapes due to the area's moderate temperature regime.

6. Transportation

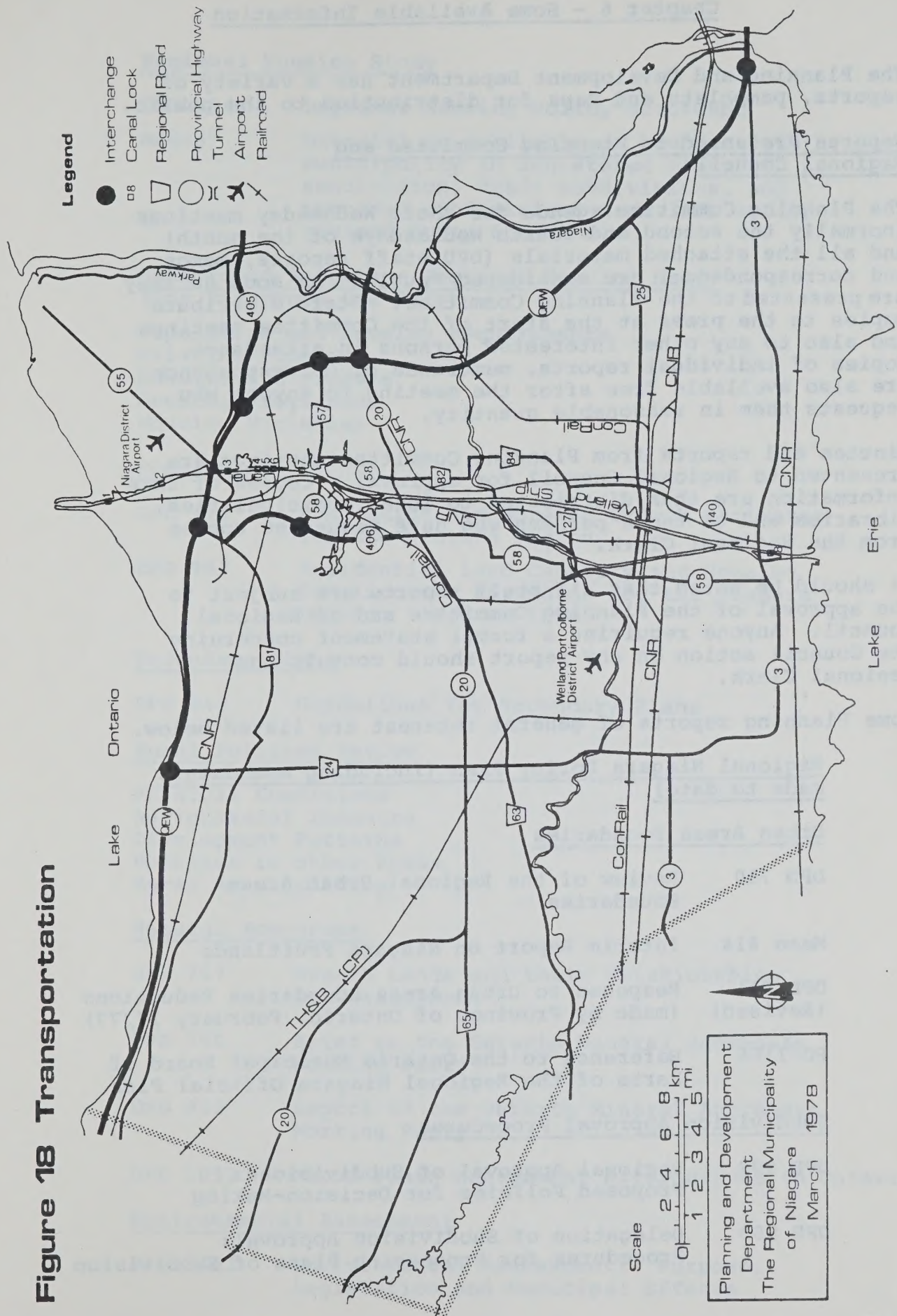
The Niagara Region is located in the midst of a transportation corridor which is served by all modes of transportation. The Welland Canal bypasses the Niagara River and is a key link in the movement of ships and cargoes in the St. Lawrence Seaway System.

The major highway is the Queen Elizabeth Way which connects Hamilton and Toronto to the Niagara Peninsula and to the U.S.A. Regional Road 81 and the Queen Elizabeth Way link the small hamlets, towns and cities along Lake Ontario. Highway 20 is a major route above the escarpment connecting Hamilton with Welland and Niagara Falls.

The C.N.R. and C.P. lines cross the Peninsula; in addition ConRail, a federally-owned Amercian rail system crosses through Niagara as part of a direct route from New York State to Detroit and Chicago.

The Niagara District Airport located three miles northeast of St. Catharines is the main Regional airfield with three paved runways. A smaller airfield, the Welland/Port Colborne District Airport, is located four miles west of Welland.

Figure 18 Transportation



Chapter 6 - Some Available Information

The Planning and Development Department has a variety of reports, pamphlets and maps for distribution to the public.

Reports Presented to Planning Committee and Regional Council

The Planning Committee agenda for their Wednesday meetings (normally the second and fourth Wednesdays of the month) and all the attached materials (DPD staff reports, memos and correspondence) are considered "public" as soon as they are presented to the Planning Committee. Staff distribute copies to the press at the start of the Committee meetings and also to any other interested persons in attendance. Copies of individual reports, memoranda or correspondence are also available free after the meeting to anyone who requests them in reasonable quantity.

Minutes and reports from Planning Committee meetings are presented to Regional Council for approval. Copies of this information are then distributed to local municipalities, libraries and to those persons who have requested copies from the Regional Clerk.

It should be noted that all staff reports are subject to the approval of the Planning Committee and of Regional Council. Anyone requiring a formal statement concerning the Council action on any report should consult the Regional Clerk.

Some Planning reports of general interest are listed below.

Regional Niagara Policy Plan (including amendments made to date)

Urban Areas Boundaries

- | | |
|----------------------|--|
| DPD 750 | Review of the Regional Urban Areas Boundaries |
| Memo 414 | Interim Report on Niagara Fruitlands |
| DPD 911
(Revised) | Response to Urban Areas Boundaries Reductions
(made by Province of Ontario, February 17/77) |
| PD 1166 | Reference to the Ontario Municipal Board of
Parts of the Regional Niagara Official Plan |

Subdivision Approval Procedures

- | | |
|---------|---|
| DPD 902 | Regional Approval of Subdivisions:
Proposed Policies for Decision-Making |
| DPD 903 | Delegation of Subdivision Approval:
Procedures for Processing Plans of Subdivision |

Regional Housing Study

- DPD 1049 Regional Housing Policy Statement
- Memos Material is available on housing lots by municipality in registered plans of subdivision, draft subdivisions, and proposed subdivisions from 1970 and is revised every 6 months.

Background Reports - Regional Housing Study (For Reference Use Only)

Population and Housing Requirements
Existing Housing
Subdivision Process
Housing Programmes
Housing Varieties

Population

- DPD 916 Population and Housing Growth Estimates for the Niagara Region
- DPD 997 Residential Land Capacity and Housing Construction Estimates for the Niagara Region: 1976 to 1996

Secondary Plans

- DPD 842 Guidelines for Secondary Plans

Rural Policies Review

Physical Conditions
Agricultural Industry
Development Patterns
Policies in other Areas
Rural Area Policies

Natural Resources

- DPD 707 Hazard Lands and their Relationships to Development
- DPD 790 Brief to the Ontario Mineral Aggregate Working Party
- DPD 912 Report of the Ontario Mineral Aggregate Working Party
- DPD 1057 Flood Plain Management Alternatives in Ontario

Environmental Assessment

- Memo 461 Environmental Assessment: Purpose, Legislation and Municipal Effects
- DPD 928 The Effect of Environmental Assessment on Municipal Projects

Information Pamphlets

The Planning Department keeps a variety of small pamphlets for information purposes which are mainly used for answering technical inquiries for interested students, individuals or agencies. Some of these are summaries prepared by the consultants who prepared the draft Regional Official Plan, while others have been prepared by staff with the assistance of various references. The topics are listed below and these are all free.

general agriculture
drainage systems
economy
geology
history
Niagara fruitbelt
Niagara Parkway
Niagara Escarpment

political boundaries
population
Regional government
Regional planning
tourism
transportation
Welland Canal

Maps on the Niagara Region

The Planning Department keeps a considerable variety of maps and aerial photographs on hand and has the following ones available for distribution to the public:

- Base Map of Regional Niagara (\$2.50); scale 1:50,000; 42" x 64", major roads with names, physical features.

- Base Maps of Regional Niagara prepared by Public Works Department:

2 sizes: 1" = 2 miles (18" x 24") (\$.75)

1" = 1 mile (32" x 48") (\$1.50)

All major roads shown, lots and concessions, insets show urban areas.

- Topographic Maps for each local municipality (price: \$3.00)
scale 1" = 2000'; available at Public Works Department, 227 Church Street, and Planning and Development Department, 150 Berryman Avenue, St. Catharines
- Urban Areas Boundaries Maps (\$2.50) scale 1:50,000, 42" x 64", urban areas, roads, physical features.

- Tourist Council Map - (no charge) shows tourist attractions, recreation areas and major roads. This is the best map available for the average citizen or student requiring an easily readable map showing the arterial road system and the general features of the Region.
- Package of small maps (no charge; maps also available individually) showing old and new political boundaries, population and area, community names, drainage, status of local official plans, status of zoning by-laws, and transportation.

Aerial Photographs

The Planning Department has 1975 aerial photography for the entire Niagara Region. Copies of these aerial photographs are available at \$2.00 each. They are at a scale of 1" to 670' (approximate) and are each about 40" square.

Appendices

Appendix A	SELECTED REFERENCES
Appendix B	EXCERPT FROM "THE REGIONAL MUNICIPALITY OF NIAGARA ACT"
Appendix C	WHAT DOES IT MEAN? A GLOSSARY OF PLANNING TERMS

Appendix A - Selected References

Recreation and Environment

L. O. Gertler, Study Group
"The Niagara Escarpment Study
Conservation and Recreation Report" (1968)
Ontario Government Bookstore,
880 Bay Street,
Toronto, Ontario.

J. N. Jackson, "Recreation Development and the
Lake Erie Shore" 1966
Brock University,
Department of Geography,
St. Catharines, Ontario.

R. L. Way, "Ontario's Niagara Parks: A History"
Niagara Parks Commission 1960.
Available in local libraries.

"Niagara Peninsula Conservation Report"
Volumes 1 and 2, (1972)
Conservation Authorities Branch,
Ministry of Natural Resources,
Queen's Park,
Toronto, Ontario.

"Environment" and "Potential Recreation Areas
and Fragile Biological Sites"
Research and Analysis Reports #3 and #11
Philips Planning and Engineering.
Copies available in libraries of area municipalities
and also for reference use only at the Regional
Administration Building, 150 Berryman Avenue,
St. Catharines.

"Niagara 1966"
Regional Development Branch
Ministry of Treasury, Economics and Intergovernmental
Affairs.
Available in libraries.

"Long Range Comprehensive Planning Studies"
The Niagara Parks Commission
by Richard Strong Associates (1969)
45 Colborne Street,
Toronto, Ontario

"The Niagara Peninsula"
by M. H. Sinclair,
see "Resources for Tomorrow Volume 1".
Available from most libraries.

Agriculture

L. G. Reeds, Niagara Region Agricultural Research Report,
Part 1 - "Mixed Farming",
Part 2 - "Fruit Belt",
Ministry of Treasury, Economics and Intergovernmental
Affairs, Queens Park, Toronto, Ontario.
Also from Ontario Government Bookstore, Toronto, Ontario.

Soil Survey of Lincoln County, Report #34 of the
Soil Survey, 1963,
Available in libraries and from
Canada Department of Agriculture, Ottawa, Ontario.
Also from Ontario Government Bookstore, Toronto, Ontario.

R. Krueger,
"The Disappearing Niagara Fruit Belt"
from Regional and Resource Planning in Canada,
Revised Edition, Holt, Rinehart and Winston,
Toronto, Ontario 1970
Available from publishers and libraries.

"Agriculture" and "Fruit Farming" and "Intensive
Animal Operations",
Research and Analysis Reports #2, #10 and #9,
Philips Planning and Engineering,
Copies available in area libraries and also for
reference use only at Regional Administration Building.

Putnam and Chapman,
"Physiography of Southern Ontario"
University of Toronto Press 1966,
Available in libraries and book stores.

"Factors Affecting Land Use in a Selected Area in
Southern Ontario",
Ministry of Agriculture and Food 1957,
by R. M. Irving - available from Vineland Experimental
Station library and Ministry of Agriculture and Food.

"Niagara Escarpment Study: Fruit Belt Report 1968".
L. O. Gertler Study Group,
Map Survey Record Office ,
Room 5427, Whitney Block,
Queens Park, Toronto.
Also from Ontario Government Bookstore, Toronto, Ontario.

"The Niagara Fruit Belt"
A Study of Present Conditions,
Brock University 1972,
St. Catharines, Ontario.

"Alternatives for the Ontario Tender Fruit Industry"
by E. L. Chudleigh,
Ontario Food Council 1972,
(contact Ministry of Agriculture and Food, Queens
Park, Toronto).

"1971 Fruit Tree Census - Part I - Grapes;
Part II - Tender Fruit; Part III - Apples"
by Fruit & Vegetable Extension Service,
Available from Ministry of Agriculture and Food.

"Agricultural Code of Practice", Ministries of
Agriculture and Food; Environment; and, Housing, 1976.

"Land Severance", Planning Guidelines for Land Division
Committees and Committees of Adjustment; by Operations
Control Branch, Plans Administration Division, Ministry
of Housing.

"Green Paper on Planning for Agriculture: Foodland
Guidelines" by Ministry of Agriculture and Food 1977
Queens Park, Toronto.

"Rural Estate Guidelines"
Operations Development Control Branch
Plans Administration Division, Ministry of Housing,
Queens Park, Toronto.
Also from Ontario Government Bookstore, Toronto, Ontario.

Industry and Land Use

"Design for Development: Niagara (South Ontario) Region"
Phase I, Analysis 1970,
Ministry of Treasury, Economics and Intergovernmental
Affairs.

"Industrial Directory",
Available from Niagara Falls Chamber of Commerce,
5433 Victoria Avenue,
Niagara Falls, Ontario.

"Niagara 1966",
Regional Development Branch,
Ministry of Treasury, Economics and Intergovernmental
Affairs,
Queens Park, Toronto.

"The Niagara Escarpment",
D. F. Hewitt,
Industrial Mineral Report #35, 1971
Ministry of Natural Resources,
Division of Mines,
Queens Park, Toronto.

"Stone Resources of the Niagara Escarpment"

M. A. Vos,
Industrial Mineral Report #31, 1969
Ministry of Natural Resources,
Division of Mines,
Queens Park, Toronto, Ontario.

"The Industrial Structure of the Niagara Peninsula"

by J. N. Jackson & C. White, 1971.
Brock University, Department of Geography,
St. Catharines, Ontario.

"Niagara Region Economic Survey 1963"

by Ontario Department of Economics and Development,
Available from libraries.

"Regional Niagara Retail Policy Study"

by James F. MacLaren Limited, Toronto, January 1974.
Available from Regional Niagara Planning and
Development Department (\$10.00).

"Canal Development in the Niagara Peninsula"

by F. J. Petrie,
Available from St. Lawrence Seaway Authority,
508 Glendale Avenue,
St. Catharines, Ontario,
and local libraries.

"Land Use" Report #4, Regional Niagara Studies,

Philips Planning and Engineering,
Available from area libraries and Regional
Administration Building (reference use only).

"Economic Base" Report #5, Regional Niagara Studies,

Philips Planning and Engineering,
Available from area libraries and Regional
Administration Building (reference use only).

"Mineral Aggregate Study - Central Ontario Planning

Region", prepared by Proctor and Redfern Limited,
Ontario Ministry of Natural Resources, 1974.

"A Policy for Mineral Aggregate Resource Management

in Ontario", Report of the Ontario Mineral Aggregate
Working Party, Ministry of Natural Resources, Toronto,
1977.

"Land and Infrastructure Mapping Program - St. Catharines"

Central Mortgage and Housing Corporation, 1977.

Government and Community Facilities

"Data Book of Basic Information",
Mayo Report 1965,
Niagara Region Local Government Review.

"Community Facilities" and "Servicing",
Reports #8 and 7,
Regional Niagara Studies
Philips Planning and Engineering,
Available from area libraries and
Regional Administration Building (reference use only).

Archer Commission - Background Reports,
Available from the Ministry of Treasury, Economics
and Intergovernmental Affairs:

- (1) Electoral Systems in the Niagara Region
- J. J. Powell
- (2) Environment Ministry - Farm Tax Rebate: Two Case
Studies, Provincial-Municipal Relations in the
Niagara Region - Smith, Auld & Associates Limited
- (3) Fire Protection in the Niagara Region - Dr. R.
Church
- (4) Industrial Promotion in the Niagara Region - Smith,
Auld & Associates Limited
- (5) Land-use Planning in the Niagara Region - Dr. J. N.
Jackson
- (6) Mass Media in the Niagara Region - Dr. W. H. N. Hull
- (7) Municipal Organization in the Niagara Region
- Dr. R. Church
- (8) Public Finance in the Niagara Region - Dr. Lewis A.
Soroka

"Niagara Region; An Overview", an information booklet on
Regional Niagara, by the Regional Municipality of Niagara,
1977.

Transportation

"The Niagara-Lake Erie Transportation Study" (N.L.E.T.S.),
by the Ministry of Transportation & Communications, 1976.

Historical

"Lincoln County 1856 - 1956"
R. J. Powell, B. F. Coffman, Editors,
Available in libraries.

"The People's Power, The History of Ontario Hydro",
McClelland and Stewart, Toronto 1960,
Available in book stores, from publisher and in
libraries.

"History of the County of Welland"
Welland Tribune Printing House
Available from publisher and libraries.

"Historical Atlas of the Counties of Lincoln
and Welland"
by H. R. Page, Toronto 1876,
Available in libraries.

"Annals of the Forty"
Grimsby Historical Society,
Available in libraries.

"The Trail of the Black Walnut"
by G. E. Reaman, England 1957,
Available in libraries.

"Old Trails on the Niagara Frontier
by F. H. Severance, Cleveland 1903,
Available in libraries.

"Annals of Niagara",
by W. Kerby, the MacMillan Co. of Canada Ltd.,
Toronto 1927,
Available in libraries.

"Niagara, Hinge of the Golden Arc"
by M. F. Campbell -- The Ryerson Press,
Toronto 1958,
Available in libraries.

Appendix B - Excerpt from
"The Regional Municipality of Niagara Act 1970"

PART VI

PLANNING

Government
Publications

Planning
Area

R.S.O. 1970
c. 349

91.—(1) On and after the 1st day of January, 1970, the Regional Area is defined as, and shall continue to be, a joint planning area under *The Planning Act* to be known as the Niagara Planning Area.

(2) The Regional Corporation is the designated municipality within the meaning of *The Planning Act* for the purposes of the Niagara Planning Area.

Designated
municipality
R.S.O. 1970,
c. 349

(3) All planning areas and subsidiary planning areas that are included in the Niagara Planning Area together with the boards thereof are hereby dissolved on the 31st day of December, 1969.

Planning
areas
dissolved

(4) Each area municipality is constituted a subsidiary planning area effective the 1st day of January, 1970, and each council thereof shall be the planning board.

Area muni-
cipalities
subsidiary
planning
areas

(5) Nothing in subsections 3 and 4 affects any official plan in effect in any part of the Regional Area.

Proviso

(6) When the Minister has approved an official plan adopted by the Regional Council,

Effect of
official
plan

(a) every official plan and every by-law passed under section 35 of *The Planning Act* or a predecessor thereof then in effect in the planning area affected thereby shall be amended forthwith to conform therewith;

(b) no official plan of a subsidiary planning area shall be approved that does not conform therewith. 1968-69, c. 106, s. 95.

92.—(1) The Regional Council shall investigate and survey the physical, social and economic conditions in relation to the development of the Niagara Planning Area and may perform such other duties of a planning nature as may be referred to it by any council having jurisdiction in the Planning Area, and without limiting the generality of the foregoing it shall,

Planning
duties of
Regional
Council

(a) prepare maps, drawings, texts, statistical information and all other material necessary for the study, explanation and solution of problems or matters affecting the development of the Planning Area;

(b) hold public meetings and publish information for the purpose of obtaining the participation and co-operation of the inhabitants of the Planning Area in determining the solution of problems or matters affecting the development of the Planning Area; and

(c) consult with any local board having jurisdiction within the Planning Area.

(2) The Regional Council, before the 31st day of December, 1973, shall prepare, adopt and forward to the Minister for approval an official plan for the Regional Area.

Official
plan

(3) The Regional Council shall appoint such planning staff as may be considered necessary.

Appoint-
ment of
planning
staff

Appointment of committees	(4) The Regional Council may appoint such planning committees as it considers necessary.	
Regional Corporation deemed municipality under R.S.O. 1970, c. 349	(5) Subject to this Part, the Regional Corporation shall be deemed to be a municipality and the Regional Council a planning board for the purposes of section 1, subsections 4, 6 and 7 of section 2, and sections 5, 13, 14, 15, 16, 17, 19, 20, 21, 25, 26, 27, 33, 43 and 44 of <i>The Planning Act</i> .	
Idem	(6) The Regional Council shall be deemed to be a county for the purposes of section 39 of <i>The Planning Act</i> .	
Agreements re plans of subdivision	(7) The Regional Corporation may enter into agreements with area municipalities or persons relating to approval of plans of subdivision.	
Agreements re special studies	(8) The Regional Corporation, with the approval of the Minister, may enter into agreements with any governmental authority or any agency thereof created by statute for the carrying out of studies relating to the Niagara Planning Area or any part thereof.	
Delegation of Minister's powers	(9) The Lieutenant Governor in Council may, upon the recommendation of the Minister, delegate to the Regional Council any of the Minister's powers of approval under <i>The Planning Act</i> .	
Committees of adjustment	(10) All committees of adjustment heretofore constituted by the council of a local municipality in the Niagara Planning Area are hereby dissolved on the 31st day of December, 1969, and the council of each area municipality shall forthwith after the 1st day of January, 1970, pass a by-law constituting and appointing a committee of adjustment under section 41 of <i>The Planning Act</i> . 1968-69, c. 106, s. 96.	
No power in committees of adjustment to grant consents R.S.O. 1970, c. 349	92a.—(1) On and after the 1st day of February, 1974, no committee of adjustment established by any area municipality has authority to grant consents referred to in section 29 of <i>The Planning Act</i> , and all such powers shall be exercised by the land division committee established by the Regional Council.	amended by Bill 239, 1973
Land division committee R.S.O. 1970, c. 349	(2) On or before the 1st day of February, 1974, the Regional Council shall, without notice from the Minister, constitute and appoint a land division committee composed of such persons not fewer than three in number as the Regional Council considers advisable, to grant consents referred to in section 29 of <i>The Planning Act</i> .	
Land division committee to stand in place of committees of adjustment for certain purposes	(3) The land division committee referred to in subsection 2 stands in the place and stead of any committee of adjustment established by an area municipality for the purpose of completing the disposition of any application for a consent that may have been pending before any such committee and that is not finally disposed of on or before the 31st day of January, 1974.	amended by Bill 239, 1973
Committee to consult with council	(4) The land division committee in considering an application to grant consents shall seek the opinion of the council of the area municipality in which the land for the application is situate.	
Application of R.S.O. 1970, c. 349	93. Except as provided in this Part, the provisions of <i>The Planning Act</i> apply. 1968-69, c. 106, s. 97.	

Appendix C - What Does It Mean?
A Glossary of Planning Terms

For a good review of municipal planning in Ontario, reference should be made to "Subject to Approval: A Review of Municipal Planning in Ontario" which was published in 1973 by the Ontario Economic Council. (Available from the Ontario Government Bookstore, 880 Bay Street, Toronto, \$5.00.)

BASIC LEGISLATION FOR PLANNING

The Planning Act

- a legal framework for municipal planning established by the Provincial Legislature and covering five main areas:
 - (a) creation of planning areas and boards,
 - (b) preparation and adoption of official plans and amendments,
 - (c) urban renewal programs,
 - (d) division of land, and
 - (e) adoption of zoning, building and housing standards by-laws and the granting of minor variations to zoning by-laws.

The Regional Municipality of Niagara Act

- legislation containing references to three main planning areas based on The Planning Act:
 - (a) relationship between Regional Niagara and area municipalities (conform with Regional Plan),
 - (b) planning duties of Regional Council, and the establishment of a Regional Land Division Committee.

Ontario Municipal Board Act

- legal framework for the Provincially appointed Ontario Municipal Board which may hold hearings on matters related to official plans, zoning by-laws, subdivisions and consents.

MUNICIPAL PLANS

Proposed uses of land such as industrial plants and housing must be in agreement with the following plans:

Regional Niagara Policy Plan

- a statement of objectives and policies for the Regional community, which is adopted by Regional Council and

requires Provincial approval, directed towards a sound use of resources and an appealing living environment. It considers such features as the definition of urban areas (by urban areas boundaries), agriculture and natural resources.

Official Plan of Area Municipality

- a municipality-adopted statement approved by the Province with policies on many aspects of municipal government responsibility including recreation, transportation, etc. and setting out the desired distribution of such land uses as housing, industry, shopping areas, parks and schools.

Secondary, Neighbourhood or Development Plans

- a detailed statement agreeing with the more general official plan and adopted by a local council for a part of a municipality describing areas for different types of housing, local parks, local and main roads, schools, etc.

ZONING BY-LAWS AND DEVELOPMENT CONTROL

Zoning By-laws (or Restricted Area By-laws)

- legal documents passed by a local municipality and approved by the Ontario Municipal Board regulating the use of land and the erection or use of buildings. Changes to by-laws must agree with municipal plans.

Development Control

- replaces zoning by-laws for an area defined by the Niagara Escarpment Commission along the Niagara Escarpment. Individual land use proposals are considered in relationship to their effects on the Escarpment and related natural features.

DIVISION OF LAND

Plans of Subdivision

- applications are made to and decided upon by the Ministry of Housing (Regional Niagara eventually will be given the Ministry's role) for a division of land into smaller parcels such as housing lots for sale.

Consents

- applications are made to and decided upon by the Regional Land Division Committee for consents to sever or to divide a parcel of land in two.

Some Definitions of "Planning"

Government
Publications

1. Planning - "actions we decide upon today to influence the way we will live and the shape our communities will take far into the future".

Ontario Department of Municipal Affairs,
Three Steps to Tomorrow: A Community
Planning Primer, (February 1972), p. 10.

2. "Planning involves designing the future of a community over time, thus giving it some rational, meaningful pattern..."

John Friedmann, Retracking America: A
Theory of Transactive Planning. (Anchor
Press/Doubleday, 1973), p.6.

3. Planning - "the process of preparing in advance and in a reasonably systematic fashion recommendations for programs and courses of action to attain the common objectives of the community".

A. J. Catanese, Planners and Local
Politics: Impossible Dreams, a quotation
from Coleman Woodbury, (Sage Publications,
Vol. 7, 1974), p. 43.

4. "... 'Planning' means the planning of the scientific, aesthetic and orderly disposition of land, with a view to securing physical, economic and social efficiency, health and well-being in urban and rural communities."

Canadian Institute of Planners, Extract
from Membership By-laws, By-law 1-(1).

